

OFFERING MEMORANDUM
672 Harahan Lane, Foley, AL 36535
MLS #: 369961 | List Price: \$529,000
PROPERTY OVERVIEW

- **Type: Single Family Residence**
 - **Subdivision: Parish Lakes**
 - **Year Built: 2017**
 - **Living Area: 2,903 sq ft (per tax records)**
 - **Lot Size: 95' x 135' (0.294 acres)**
 - **Stories: 1**
 - **Bedrooms: 4**
 - **Bathrooms: 3 Full**
 - **Garage: Double Garage**
 - **Flood Zone: X (Minimal Risk)**
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INVESTMENT HIGHLIGHTS

- **Gold Fortified Construction – Insurance savings + durability**
 - **Craftsman-style design with high-end finishes**
 - **Long-Term Rentals Allowed – 6-month minimum stay**
 - **Low HOA – \$300/year**
 - **Gross Taxes (2023): \$1,377.42**
 - **No Special Assessments**
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KEY FEATURES

- **Gas-start Fireplace**
- **Extra-Wide Driveway with 18-ft extension**
- **Privacy Fenced Backyard**
- **Large 18' x 33' Rear Patio**
- **Custom Blinds & Matching Curtains**
- **Gutters, Alarm System Installed**
- **Modern Kitchen with gas range & stainless appliances**

- **High Ceilings, Garden Tub, Multiple Walk-in Closets**
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LOCATION HIGHLIGHTS

- **Just 10 miles from Gulf Shores beaches**
 - **Convenient to Tanger Outlets, OWA, and Downtown Foley**
 - **Top-Rated Schools Nearby:**
 - **Foley Elementary – 1.5 mi**
 - **Foley Middle – 2.1 mi**
 - **Foley High – 1.2 mi**
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PROPERTY HISTORY

- **Last Sold: \$264,600 (8/29/2017)**
 - **Current Mortgage: Bancorp Bank (2017) – \$206,500**
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UTILITIES

- **Electric: Baldwin EMC**
- **Water/Sewer: Riviera Utilities**
- **Internet: Available**