

OFFERING MEMORANDUM
5769 Pensacola Avenue, Orange Beach, AL 36561
List Price: \$899,000

Property Overview

Welcome to a truly rare coastal opportunity in the heart of **Bear Point Estates**, one of Orange Beach's most beloved golf cart-friendly communities. This **custom 4-bedroom, 2.5-bath residence** is perched on a **beautiful double lot** totaling 100' x 100' and offers **indirect bay views** that can be enjoyed from the covered front and rear porches—perfect for relaxing or swinging with a coastal breeze.

Lovingly expanded by its **retired contractor owner**, this home combines timeless craftsmanship with modern conveniences, including an updated metal roof, luxury vinyl plank flooring, and a fully remodeled kitchen. Built for comfort and entertaining, the layout includes **1,787± sq ft of heated/cooled living space** plus an additional **200± sq ft flex room** on the lower level with its own half bath and laundry area—ideal as a studio, game room, or guest overflow.

Key Features

- **Double Lot** in coveted Bear Point Estates (Lots 477 & 478)
 - **Bay Views** from porch swings and decks
 - **4 Bedrooms | 2 Full Baths | 1 Half Bath**
 - **Bonus Room** (flex/laundry/game area downstairs)
 - **Outdoor Amenities:** fish cleaning station, shower, stormwater sump pump, irrigation system, decorative lighting
 - **All Appliances Convey**
 - **Three-Car Covered Parking**
 - **Voluntary POA:** \$300/year includes access to private beach, boat launch, fishing pier, BBQ pavilion, and playground
 - **Flood Zone AE** | Elevated construction
 - **Low Utility Costs** | Transferable Termite Bond
 - **Short-Term Rental Allowed** (6-night minimum per HOA)
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Recent Improvements

- HVAC Systems (within past 4 years)
 - Full Kitchen Remodel
 - Decorative Outdoor Enhancements
 - New Concrete Pavement (2020)
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Location & Lifestyle

Located just 0.3 miles from Bear Point Marina and steps from the bay, this property places you within minutes of waterfront dining, music venues, and the Gulf of Mexico. Enjoy serene surroundings, community spirit, and direct access to the best of Orange Beach.

Investment Appeal

Whether you're seeking a **full-time residence**, **vacation retreat**, or **investment property**, 5769 Pensacola Ave delivers rare value with its **custom construction**, **large lot size**, and **bay view location**. Custom homes on double lots in Bear Point rarely come to market—this is your chance to own a one-of-a-kind Gulf Coast gem.