

Two Homes with Over 270'± on Bayou St. John Orange Beach, Alabama

ONLINE & LIVE

Auction

Thursday, March 31st @ 6:00 pm (CT)

Luxury Waterfront Estate

29416 Canal Rd, Orange Beach, AL 36561



Last Asking Price \$5,500,000 Selling to the Highest Bidder at or Above \$2,900,000



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Dewey Jacobs, Auctioneer AL #5060

In association with Chuck Norwood



Privacy with Convenience

LUXURY WATERFRONT HOME (Lot 2)

- 6,210± heated and cooled square feet plus 4,030± square feet of decks and 260± square feet of storage rooms.
- Located on 2.4± acres.
- Approximately 136± feet of water frontage on Bayou St. John.
- The bath house is 160± square feet and the gazebo is 230± square feet.
- There is 420± square feet of additional storage around the pool area.
- 16 x 44 infinity edge pool with quarry stone decking and attached 10 ft. diameter spa with spill-over.

Boat House

- Upstairs party room with wet bar and custom countertops.
- It is approximately 1,900± square feet.
- Will hold a 26 ft. boat, has two lifts, water is between 10 ft. & 12 ft. deep.

Greenhouse

- It is approximately 560± square feet and has a sprinkler system and heating system.
- The arches are from a building in Chicago circa 1900.
- Walkway came from a late 19th century home in Mobile.

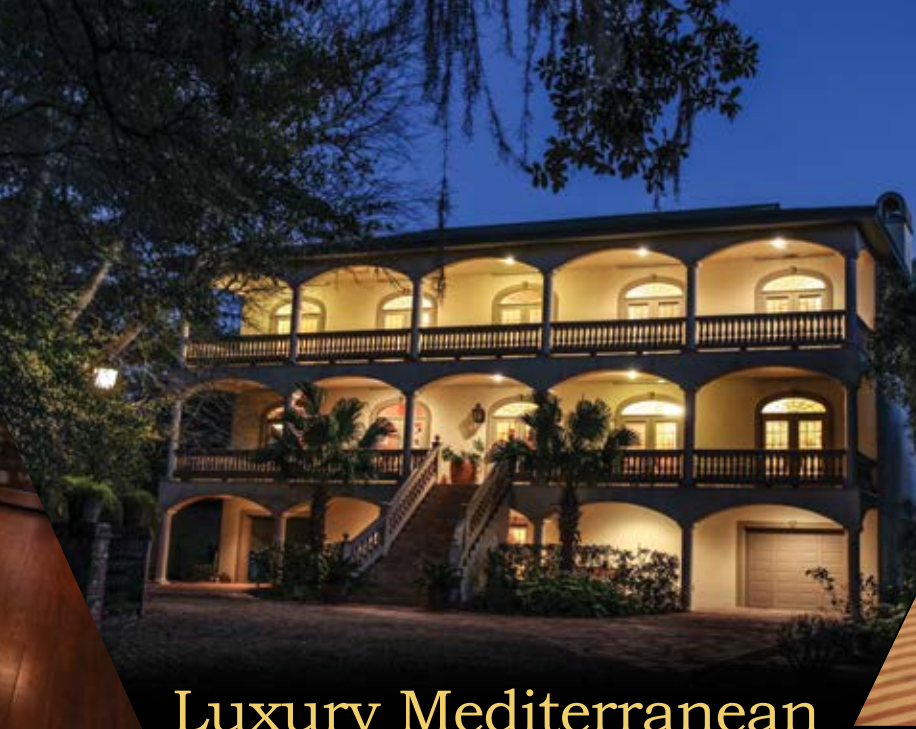
Garage

- 800± square foot 3-car garage with a 400± square foot apartment above.
- 1,500± square feet of concrete, 400± square feet of equipment storage.
- 4 car carport.

Property Features

- Incredible Mediterranean Villa Style Home
- Over 5± acres with approximately 270± feet of water frontage on Bayou St. John.
- Antique cast iron gates at main entrance and service entrance are from a Buffalo, New York estate.
- Antique light fixtures at gate from Audubon Park, New Orleans, circa 1920.
- Brick and iron fence along street and along the east side of the property.
- 30 antique lamp posts and fixtures from New York City circa 1900 line the drive, all have been rewired and restored.
- 15± foot wide, 1,300± foot long hand laid brick driveway, bricks salvaged from Bryce Hospital in Tuscaloosa, Alabama date between 1882 and 1907.
- Over 20,000± square feet of bricked areas throughout the property including the driveway and patios.
- Two wells supply water for the elaborate sprinkler system as well as the beautiful 90± foot long waterfall cascading down a 20± foot drop at the back of the property.
- The main house, custom house and garage apartment are on separate power and water systems. All have city water and sewer.
- The grounds feature many types of trees and plantings, including a citrus grove, planted around the existing oaks, magnolias and hickories.
- Formal gardens front the Mediterranean Villa style main house and include brick walks, a beautiful fountain and meditation area.
- Lush tropical foliage surrounds the bay-front infinity pool and terraces providing a private oasis on the water.
- Mosquito control system with stations throughout the property.





Luxury Mediterranean Villa Style Home



• Bamboo flooring throughout 2nd & 3rd floors, split brick flooring on ground floor



• Master Bedroom & Bath feature a large walk-in closet with built in chests and cabinets with granite tops, a lovely wood burning fireplace, the master bath has a large whirlpool garden tub, shower with multiple heads and a laundry area.



- The Kitchen has a commercial grade Wolf range, side by side Sub Zero refrigerator and freezer, a warming drawer and large island for entertaining. The kitchen counters are Cambira brand solid surface material.
- There is a second kitchen on the ground floor with a full size wine cooler, commercial ice maker, in-counter boiler (for shrimp!) and a serving window that opens to the pool deck

- The living area has soaring ceilings, a wet bar with ice maker & wine cooler, wood burning fireplace with gas starter, a built-in entertainment center and dining area featuring a Baccarat crystal chandelier.
- 10 foot ceilings everywhere but great room, French doors through out the house

- Office also opens off of the living area and kitchen
- Ground floor is used as a game area and entertainment room and includes a full bath and kitchen
- Home also as a full-house backup generator



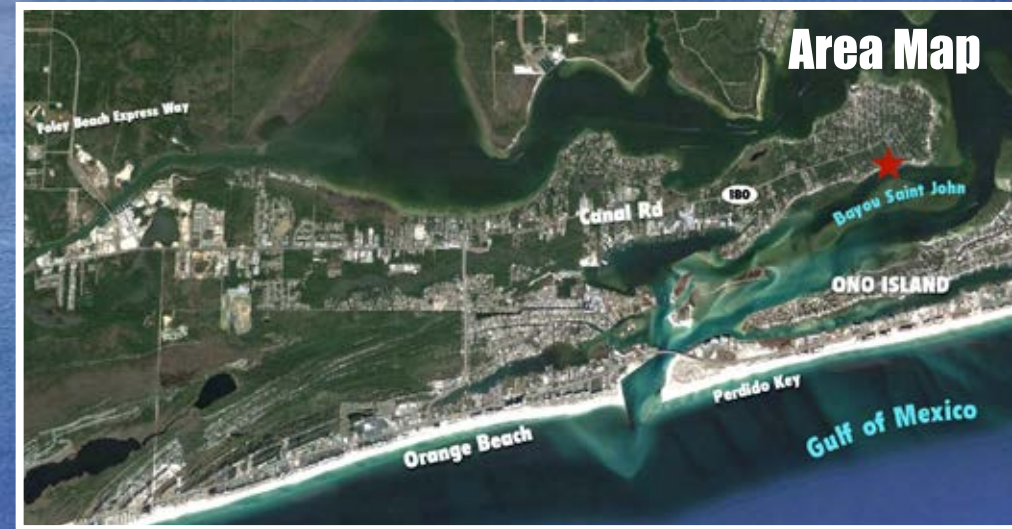
CUSTOM WATERFRONT HOME (Lot 1):

- Completely gutted and refurbished inside and out.
- 3 bedrooms, 3 baths, approximately 3,400± square feet total.
- Located on 2.8± acres.
- Approximately 136± feet of water frontage on Bayou St. John.
- Vaulted ceilings throughout, salvaged wood paneling, granite countertops in kitchen are from the Admiral Semmes Courtyard in Mobile.
- Features a 1,000± square foot brick, New Orleans style courtyard with wrought iron gates from a Mississippi plantation.



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Offered in Parcels or Entirety



Auction Information

Sale Date and Location: Thursday, March 31st at 6:00pm (CT), registration begins at 5:00pm (CT). The property will be sold from the premises at 29416 Canal Rd, Orange Beach, AL 36561

Registration Fee: A \$25,000 certified or cashier's check will be required in order to bid on the property.

Terms of Sale: 10% down due on auction day with the balance due at closing within 30 days.

Online Bidding: Bidders will be required to place a \$25,000 registration fee to bid. Upon being declared the successful bidder, 10% down and all executed documents will be due by end of the next business day. Closing will take place within 30 days. Information and guidelines are available on our website.

Property Information: Additional information is available on our website.

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid to determine the total contract price paid by the purchaser.

Property Inspection: An auction representative will be onsite March 19, 20, 26, 27 and 31 from 11:00am – 4:00pm (CT) or by appointment.

Buyer Broker Participation: Buyer Broker Guidelines are available on our website.

Directions: From Orange Beach at Intersection of Beach Blvd./Hwy 182 & Orange Beach Blvd./Hwy 161, Take Hwy 161 North 1.7 miles, turn right on Canal Road and go 3.5 miles to Property on right.

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