



Randy Dodd / Ryals Realty

REDUCED PRICE! Charming 3 bed / 2 bath Home for sale in Spanish Cove, Lillian Al

Discover this inviting 1,243 sq ft residence in the highly sought-after Spanish Cove beachside community. Featuring a split-bedroom design, spacious open-concept living and kitchen areas. Home is built on the second lot from the end of Ridgewood Dr. Lot size is approximately 60 ft X 120 ft and backs up to a farming field for extended privacy.

Spanish Cove is a premier Baldwin County community, boasting a year-around pool, fishing pier that stretches out into Perdido Bay, tennis courts, shuffleboard, playground and basketball facilities. HOA fees just \$74/month covers trash collection, 24/7 security and key fob access to all amenities. Enjoy proximity to Pensacola, NAS Pensacola, Foley, Elberta, Orange Beach and Gulf Shores.

Address is # 2004 Ridgewood Dr Lillian Al 36549

Highlights:

- **Vibrant community** with art classes, bingo, jam sessions, book club, nature trails, and more
- **Built in 2012**, single story on a slab foundation and in the Elberta School District
- **Golf Cart** friendly community with Perdido Beach access for fishing, swimming, and picnics
- **Well Managed** community with many entertainments and family-oriented opportunities

Price: \$199,900

(Owner financing not available)

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