

Motivated Seller! Bring Offers! 5.4-ac, lot 83 in Martyn Woods Subdivision Gulf
Shores, Al

Discover Lot # 83 in Martyn Woods, Phase 2... This spacious residential lot is nestled at the end of a quiet cul-de-sac in one of Gulf Shores premier upscale communities. Property is located 2.5 miles west of the intersection of Hwy 59 and Co Rd 6 and offers a very private setting in a breathtaking "Must See to Appreciate" neighborhood.

Enjoy exclusive amenities including underground utilities, tennis courts, a nature trail, deeded Bon Secour River access, a fishing pier and a boat dock.

Build your dream home in the highly sought-after Gulf Shores school district. Only 10 minutes from the beaches, dining and attractions of "Paradise Island".

The well-managed HOA, with dues of just \$400 per year, covers management fees and common area taxes, maintenance, and insurance. Property contains wetlands but has plenty of buildable space.

Don't miss this exception opportunity!

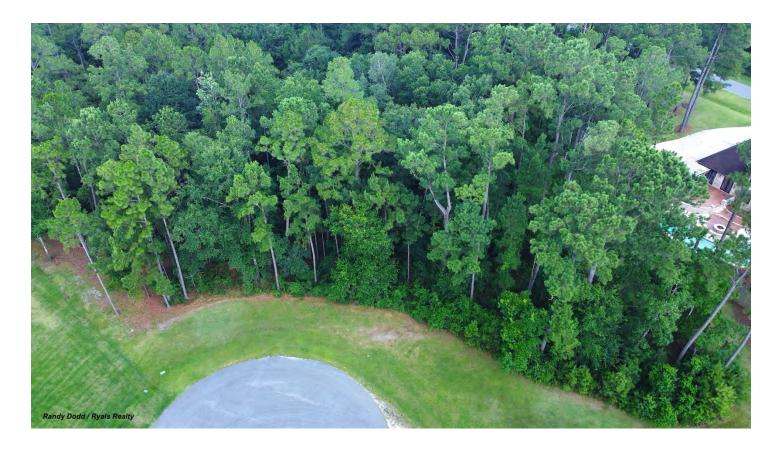
\$199,900

Randy Dodd / Ryals Realty / 251-269-2156







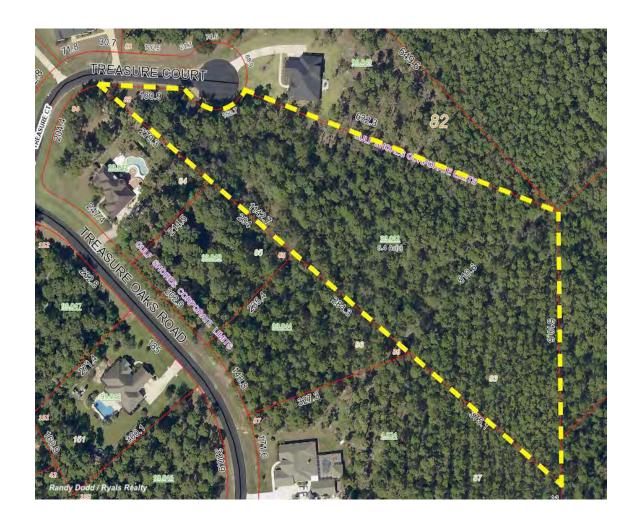


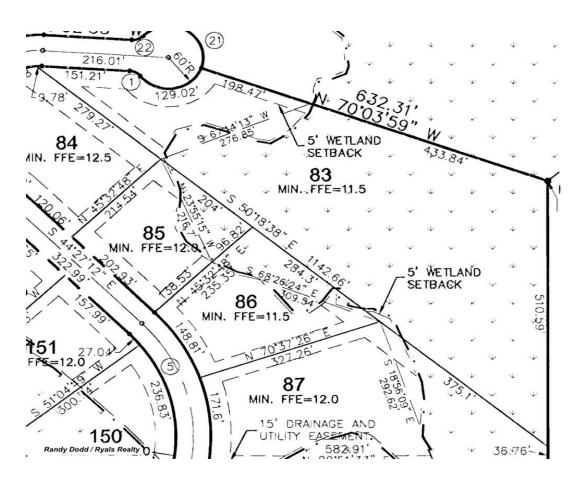
























## **Land Cover**

## Crop Cover



## (in acres)

<ul><li>Woody Wetlands</li></ul>	3.58
<ul> <li>Evergreen Forest</li> </ul>	1.35
<ul> <li>Developed Open Space</li> </ul>	0.37
<ul> <li>Developed Low Intensity</li> </ul>	0.06