



Welcome to South Beach located in Orange Beach, Alabama.

Experience the ultimate in luxury living with our Gulf-front luxury homes. These stunning homes offer the perfect blend of modern comfort and breathtaking views of the Gulf of Mexico. With 6 spacious bedrooms, 7.5 baths, a private pool and a boardwalk leading directly to the beach, these homes are the epitome of luxury beach-front living.

Don't miss out on your chance to own one of these exclusive homes. Whether you are looking for a primary residence or a vacation home, our direct gulf-front luxury homes offer the perfect solution. Wake up to the sound of waves crashing on the shore and enjoy the spectacular sunsets from your private balconies in desirable Orange Beach, Alabama.

Vicki Lynn Real Estate | 251-752-7571 | beachfront4u@yahoo.com
Please Visit the South Beach Website www.SouthBeachOBA.com

South Beach homes are in the best location on the Alabama Coast in Orange Beach. The Lots are classified in flood zone "X" due to the superior existing elevation. This allows any home to build finished spaces on the ground level and more competitive insurance rates.

FEATURES

FOUNDATION AND FRAMING

- Pile Foundation with Piles Embedded 20ft Below Ground
- Steel Reinforced 3,000psi Concrete Slab Foundation Supported by Pile Foundation
- Structural Steel Columns and Beams Extending up to Roof Provide Structural Support
- 24" Deep Floor Trusses Spaced at 16" oc with ¾" Decking Creates a Rigid Floor System
- Roof Framing Anchored to Walls Below with Steel Straps

ROOF

- 26 Gauge Standing Seam Metal Roof
- Self-adhering Membrane Underlayment

INSULATION

- R38 Spray Foam Insulation in Attic
- R19 Fiberglass Insulation Exterior Walls and Subfloor Sound Batts
- R11 Sound Batts Between Floors and around Baths, Utility Rooms, Primary Bedroom and Heater Closets.

EXTERIOR

- Gold Fortified
- Integrated Steel / Wood Frame
- Hardie Siding and Column Wraps
- Casement Windows (white inside / white outside)
- Large Missile Impact Rated Low E Windows and Exterior Doors
- Fiberglass Exterior Doors with Impact Glass Inserts
- Horizontal Concrete Block with Stucco Painted Finish Privacy Fence
- White Shell Limestone Walks and Ground Floor (excluding Garage) with White Shell Pavers around Pool
- Custom Designed Entrance Gate
- Dune Walkover to Gulf

ELECTRICAL

- Conservation Approved Exterior Lighting
- Smoke and carbon monoxide detectors Throughout
- Recessed Can Lighting
- Internet / Phone Wiring for Communication and Technology System

INTERIOR

- 10' Ceilings Ground Floor and Second Floor
- 11' Ceilings Main Floor
- Drywall with Wood Sill and Apron Window Casings
- Interior Doors - 8' Solid, Shaker Style
- Solid Wood Shelving Throughout
- Custom Cabinets Throughout
- Quartzite / Quartz Countertops
- Porcelain Plank Flooring
- Smooth Drywall Walls and Ceilings
- Stained Oak Wood Interior Stairs

DECK

- Gulf Front White Shell Limestone Porches/Balconies
- White Shell Limestone at Pool Terrace
- Custom Pool Design by Cox Pools

A/C AND HEATING

- Trane 14 SEER 2 Stage Variable Speed Electric Heat pump

PLUMBING

- 2 On-Demand Tankless Water Heaters with CPVC Pipes

FIREPLACE

- 2 Linear Gas Fireplaces

ELEVATOR

- Shaker Cab with 4 LED Silver Lights, Brushed Stainless ¼" Flat, Flush Mount Brushed Stainless Controls

APPLIANCES

- Stainless Steel Cabinet Depth Appliances
- Sub-Zero 36" W Classic Column Refrigerator and Freezer
- Wolf 36" Six Burner All Gas Range
- Bosch 24" Pocket Handle Dishwasher
- Thermador 30" Masterpiece Wall Oven
- Thermador 30" Wall Microwave
- Kitchen Aid 24" Dual Zone Wine Cellar Built-In Under counter
- Kitchen Aid Fingerprint Resistant
- Icemaker
- Kitchen Aid Under counter Refrigerator Primary Suite 1
- Whirlpool 5.0 Cu. Ft. Front Load Full Size Washer with Pedestal
- Whirlpool 7.4 Cu. Ft. Front Load Full Size Dryer with Pedestal
- Whirlpool 4.5 Cu. Ft. High Efficiency Stackable Washer
- Whirlpool 7 Cu. Ft. High Efficiency Stackable Dryer

APPLIANCES (outdoor)

- Gas Grill w/Infrared Rear Burner and Cover
- Icemaker Outdoor Rated 25 lb. Capacity

Architects - Sted McCollough, McCollough Architects, Inc.

Structural Engineer - Andrew D. Berman, P.E. - Shultz Burman Engineering, PLLC.

Contractor - Scott Raley - J.R. Builders, Inc.

Developed by Mid South Companies, LLC.

NEED NOT BE BUILT



We are pledged to the letter and spirit of U.S. Policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program to obtaining housing because of race, color, religion, sex, sexual orientation, disability, familial status, or national origin. Developer reserves the right to make or adjust specifications without notice. All renderings, floor plans, features and photography are artist's depictions only. Features, pricing and dimensions shown herein are subject to change without notice. All dimensions are approximate. Oral and e-mail representations cannot be relied upon as accurately stating the representations of the Developer.