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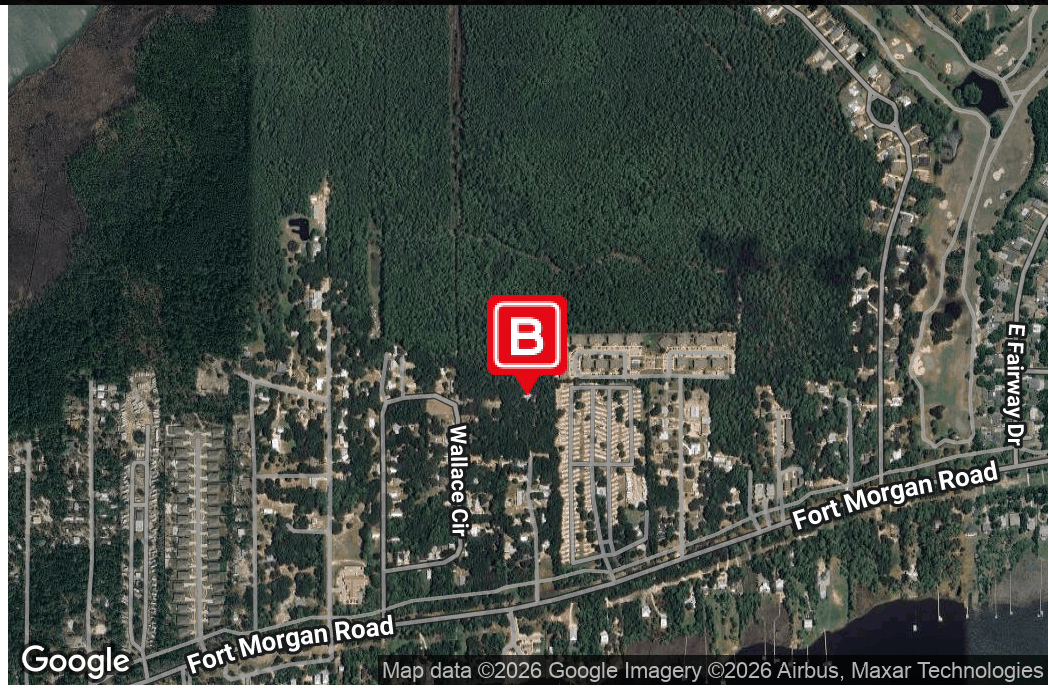
3.6-ACRE PRIVATE RETREAT WITH SPACIOUS MANUFACTURED HOME

2401 WALLACE LN, GULF SHORES, AL 36542

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PROPERTY DESCRIPTION

Situated on approximately 3.6 acres at the end of Wallace Lane in Gulf Shores, Alabama, this spacious 2,468 SF manufactured home offers privacy, a wooded setting, and a flexible floor plan. Built in 2001, the residence features four bedrooms, three full bathrooms, an open living area, and a wood-burning fireplace. The fourth bedroom includes a private entrance, kitchenette, and full bathroom, making it ideal for a mother-in-law suite, guest accommodations, or potential rental use. The property also features a covered outdoor area, additional storage structures, a private well, and septic system. Reported R-1-4 (Residential/Medium-Density Single-Family) zoning allows single-family detached residential uses, customary accessory structures, and qualifying accessory dwellings, subject to applicable zoning regulations and approvals. Located on a cul-de-sac surrounded by mature trees, the property offers ample acreage and privacy with convenient access to Gulf Shores amenities.

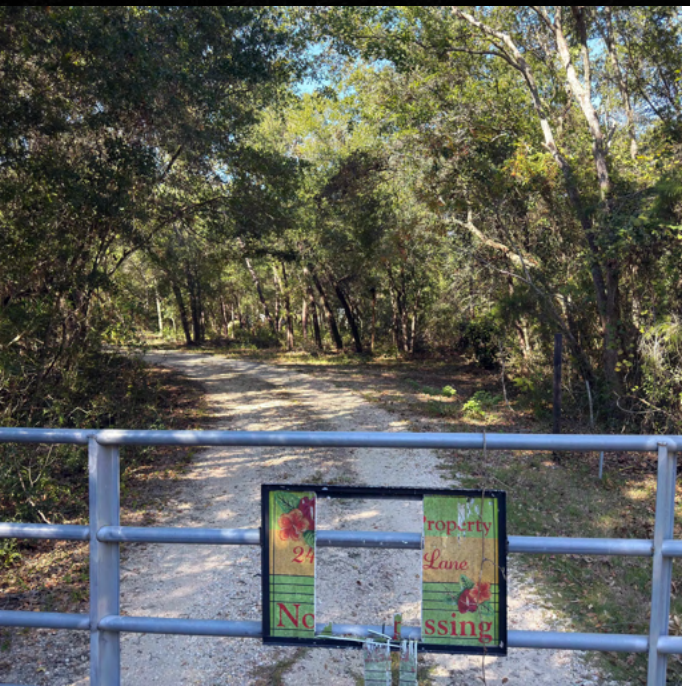
PROPERTY HIGHLIGHTS

- Approximately 3.6 acres with mature trees and a private setting
- Four bedrooms and three full bathrooms
- Separate fourth-bedroom suite with private entrance, kitchenette, and full bathroom
- R-1-4 zoning – Residential/Medium-Density Single-Family
- Qualifying accessory dwellings and customary accessory structures permitted, subject to applicable regulations

OFFERING SUMMARY

Sale Price:	$499,000
Lot Size:	3.65 Acres
Zoning	R-1-4
Property Type	Land


SITE
+/- 3.65 Acres


Lane





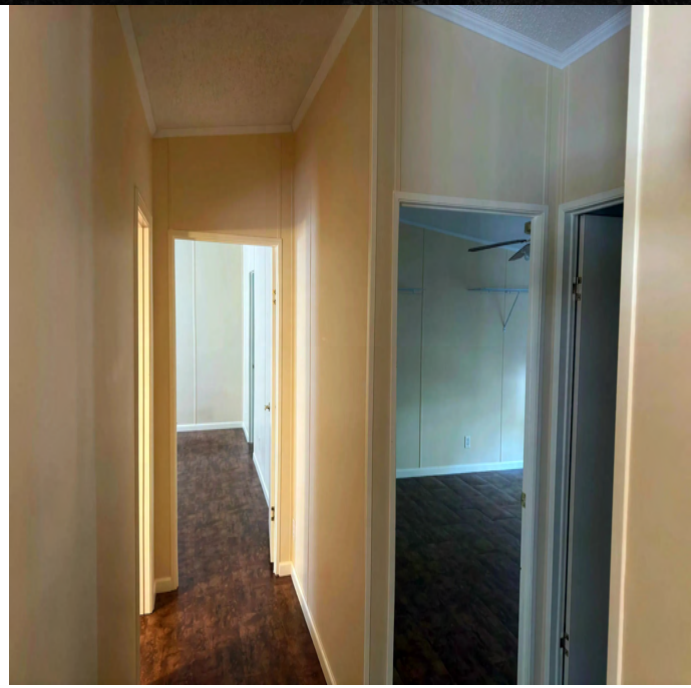








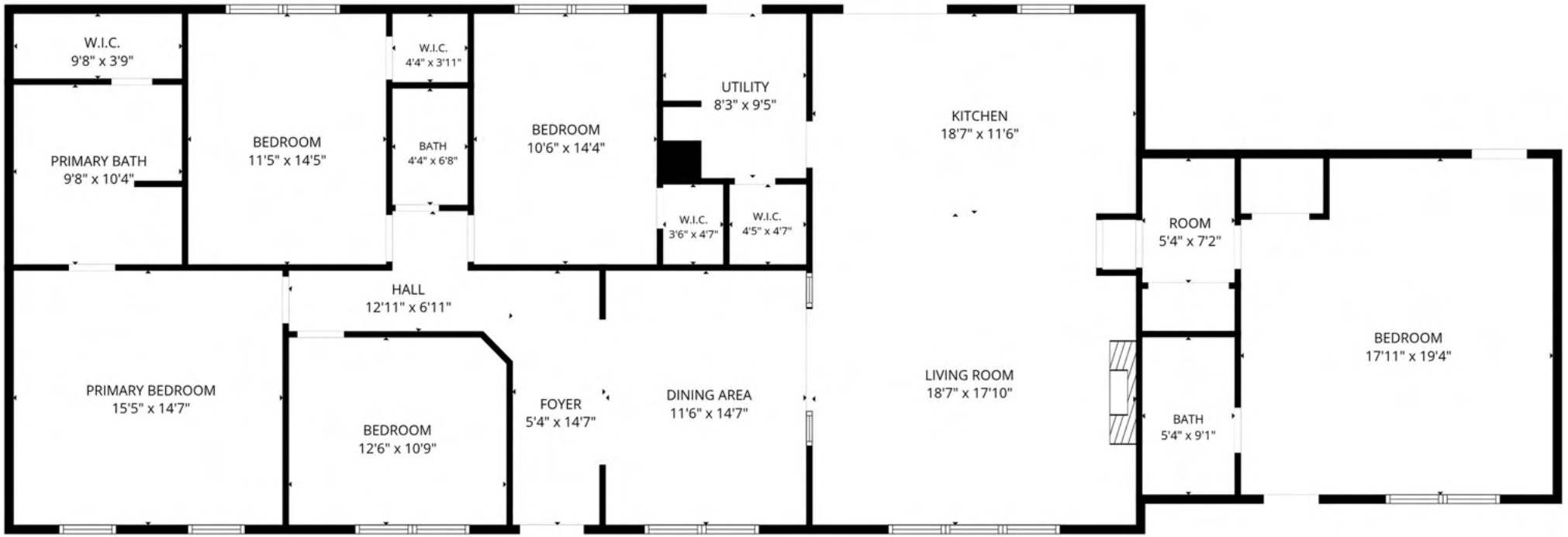











W.I.C.
9'8" x 3'9"
PRIMARY BATH
9'8" x 10'4"
BEDROOM
11'5" x 14'5"
W.I.C.
4'4" x 3'11"
BATH
4'4" x 6'8"
BEDROOM
10'6" x 14'4"
UTILITY
8'3" x 9'5"
W.I.C.
3'6" x 4'7"
W.I.C.
4'5" x 4'7"
KITCHEN
18'7" x 11'6"
ROOM
5'4" x 7'2"
BEDROOM
17'11" x 19'4"
HALL
12'11" x 6'11"
PRIMARY BEDROOM
15'5" x 14'7"
BEDROOM
12'6" x 10'9"
FOYER
5'4" x 14'7"
DINING AREA
11'6" x 14'7"
LIVING ROOM
18'7" x 17'10"
BATH
5'4" x 9'1"

CITY OF GULF SHORES R-1-4 ZONING ORDINANCE

The R-1-4 residential zoning district's regulations are intended to provide for medium-density single-family residential development with a neighborhood environment.

The following uses are permitted in the R-1-4 district, subject to all applicable requirements of the Zoning Ordinance, including lot size, lot width, setbacks, height, and other development standards. Accessory uses and structures must comply with Section 6-6 and other applicable provisions.

- Single-family detached dwellings
- Customary accessory buildings and structures
- Home occupations (subject to standards)
- Public parks and recreation facilities
- Community facilities (schools, places of worship, governmental uses)
- Essential services and utilities

The following uses may be permitted in the R-1-4 district, subject to additional review and approval such as a Conditional Use Permit (CUP) and compliance with all applicable standards and requirements.

- Accessory dwellings (subject to Section 6-6)
- Family day care homes
- Private recreation facilities (e.g., pools, tennis courts)
- Group homes (subject to standards)
- Other uses as specifically allowed by the Zoning Ordinance

The following uses are not permitted in the R-1-4 district or are permitted only under limited circumstances, subject to the Zoning Ordinance and other applicable regulations.

- Multi-family dwellings
- Commercial uses
- Industrial uses
- Manufactured home parks and recreational vehicle parks
- Mobile homes (new placement)
- Any use not expressly permitted or allowed by conditional use