



**BEDROOMS:** 3  
**BATHS:** 1  
**HALF BATHS:** 0  
**APX YEAR BUILT:** 1968  
**APX AGE:** 25+  
**APX LIVING AREA:** 1650  
**APX LIVING AREA RANGE:** 1600-1799  
**STYLE:** Cottage  
**STORIES:** One  
**WATERFRONT PROPERTY:** River Front

**VRM:**  
**AREA:** Seminole (36574)  
**STREET 2:**  
**STREET NAME 2:**  
**SUBDIVSN OR COMMNTY:** Lost River Estates  
**COUNTY:** Baldwin  
**SCHOOL AREA:** Elsanor/  
**ZONING:** Single Family Residence, Other-See Remarks

**INTERSECTING STREET:** Browns Landing  
**LOT/BLOCK/UNIT:** 1/unit2  
**LIFETIME LEASE:** No  
**LEAD PAINT DISCLOSURE:** No  
**LOT DESCRIPTION:** Less than 1 acre  
**SUBDIVISION AMENS:** None

**TAX PPIN #:** 8970  
**TAXES OR RENT:** 315.

**RESTRICTIVE COVENANTS:**  
**LOT SIZE:** 252x70x70x103  
**MONTHLY FEES:** 0  
**HOME WARRANTY:**

**APX ACREAGE:** 0  
**MULTIPLE LOTS:** No  
**ONE TIME FEES:** 0

Level:	Dim:	Level:	Dim:	Level:	Dim:	Level:	Dim:
Foyer:		Living Room:	1 25x17	Great Room:		Dining Room:	1 14x15
Den:		Kitchen:	1 18x10	Breakfast:		Rec Room:	
Utility:		Other Room:		Master Bdrm:	1 15x12	Bedroom 2:	1 11x11
Bedroom 3:	1 11x11	Bedroom 4:		Bedroom 5:			

**DINING AREA:** Dining/Kitchen Combo  
**OTHER ROOMS:** Utility Room-Outside

**CONSTRUCTION/FOUNDATION:** Concrete Block  
**FINISH:** Brick, Other-See Remarks  
**ROOF:** Metal  
**FLOORS/WALLS:** Wood  
**HEAT/COOLING:** Central Electric, Other Cooling-See Remarks  
**UTILITIES:** Sewage-Septic, Water-City

**FIREPLACE:** Family Room, Living Room, Woodburning, Other-See Remarks  
**APPLIANCES:** Refrigerator  
**GARAGE:** No Garage/Carport  
**MISC SEARCH:** Drapes, Fireplace, Storage Building, Cottage, Screened Porch  
**BOAT FACILITIES:** Boat Dock, Covered, Trailer Storage  
**ENERGY SAVING FEATURES:**

**REMARKS:** Charming fish camp with original hardwood floors.3 out buildings for tools and fish tackle. House is painted white with red brick trim, 2 screen porches,fish cleaning station, 2 boat docks, boathouse with sling is on Protected canal in your backyard.Metal roofs.All measurements to be verified by buyer or buyers agent.2 wood burning fireplaces,built in bookshelves,paneling makes it low maintenance.

**DIRECTIONS:** From Highway 90 in Robertsdale head east, turn right onto Brown's Landing, Right on 3 Rivers Rd, 1st left on Lost River Rd.34303 Lost River Rd is on the dead end.White with red brick trim.

**AGENT REMARKS:** Fisherman's Heaven on 103 ft.river front with 2nd boat house in protected canal. Boat house has a sling for your boat.

**OFFICE REMARKS:** Hidden away on the River in Seminole.Great fishing lodge . Near some million dollar homes.Fully furnished including 4 post antique bed, tools, snapper riding mower, and tons more.

**SUB AGENT COMM:** 3 **BUYER/BROKER COMM:** 3 **REFER TO ML#:** **PROJECTED CLOSING DATE:**  
**POSSESSION/SHOWING INST:** At Closing, **TERMS OF SALE:** Cash, Conventional, FHA, Owner Financing, VA, USDA, Fannie Mae, Freddie Mac  
**TYPE OF LISTING:** Exclusive Right to Sell Contract **DAYS ON MARKET:** 93  
**DISPLAY ON THE INTERNET:** Yes **DISPLAY ADDRESS:** Yes **ALLOW AVM:** No **ALLOW COMMENTS:** No

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