



**Online Auction**  
**32239 Whispering Cir, Orange Beach, AL 36561**  
**Thursday, April 3rd**

**Property Details:**

- Year Built: 1992 with a 2021 remodel
- Square Feet: 3,662±sf
- Bed/Bath: 4 Bedrooms and 4.5 Bathrooms
- Home: 1.66± acres with 80'± on water
- Canal Lot: 75'± on water
- Roof: approximately 5 years old
- AC Units: 2 units – approximately 10 years old
- Exterior: Painted in Spring 2024
- Selling Furnished: Furnishings Inventory is posted on TargetAuction.com
- Boat Dock: 10k lb. power lift accommodates up to 25' boat length – approximately 3 years old

**One-Time Admission Fee:** (Home and Canal Lot): \$8,000.00 paid at closing by the purchaser

**Annual Dues:**

1. Property Owners Association (POA): \$1,700
2. Canal Owners Association (COA): \$250
3. Fire Dues (Home and Canal Lot): \$919

**2024 Taxes:**

1. Home: \$4,041.28 (Lot 27: 63-08-33-0-000-001.208, PPIN 106160)
2. Canal Lot: \$28.56 (Lot 27S: 63-08-33-0-000-001.216, PPIN 106154)

**Insurance:**

1. Homeowners: \$10,300 yearly
2. Flood Insurance: \$1,440 yearly
3. Termite Bond: Yes

**Auction Information:**

- **Auction:** Online bidding begins Monday, March 24th and concludes Thursday, April 3rd at 11:00 am CT subject to auto-extend.
- **Buyer's Premium:** A 12% Buyer's Premium will be added to the final bid to determine the Total Contract Price paid by the Purchaser.
- **Terms of Sale:** Our sales contract must be executed by the purchaser on auction day. This is a contingency-free sale with a 10% down payment due by the following day. The remaining balance is due at closing within 30 days.
- **Property Tours:** March 22 (Sat), 23 (Sun), 29 (Sat), 30 (Sun) and April 2 (Wed) between 10:00 am and 3:00 pm CT. An appointment is required. Please call 800-476-3939 to schedule your tour and arrange access onto the island.

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**Questions? Call 800-476-3939**

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