

\$705,000 - 26800 Perdido Beach Blvd Unit 415, Orange Beach

MLS® #323024

\$705,000

3 Bedroom, 2.00 Bathroom, 1,420 sqft
Condo on 0 Acres

Phoenix VI, Orange Beach, Alabama

Coastal elegance abounds in this gorgeous, turnkey furnished East corner unit. Wrap balcony provides unforgettable views of the gulf & the best Orange Beach sunrises & sunsets. Neutral coastal decor, upgraded tile throughout entire unit, plus granite in kitchen & baths. Spacious en-suite master with walk-in closet & a second balcony overlooking Cotton Bayou. Upscale furnishings include a sleeper sectional, 3 queen beds and one king in the master bringing rental capacity to 10-11 guests making this a potential rental machine.

Projection is \$68-76,000 yearly gross. Stained cabinetry in kitchen and painted in baths. New HVAC 2020. Unit conveys as seen in MLS.

You will find Incomparable amenities at Phoenix VI: indoor/outdoor pool, spas, workout facility, tennis/racquet ball, and a guarded entrance all making Phoenix VI a top choice for full time living or a second home. Wise investment for rental income production.

11/20/21 was the virtual Annual Owners Meeting. President announced there would be no assessments for the upcoming year and HOA fees were not going to increase. New roof (2021) completed & paid, as well as all other improvements. Capitol Reserves in excellent shape. Be sure to view the matterport virtual tour and don't miss this one!!



Built in 1999

Essential Information

MLS® #	323024
Price	\$705,000
Sold Price	\$690,000
Closed Date	2022-01-03
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,420
Acres	0.00
Year Built	1999
Type	Condo
Sub-Type	Residential Attached, Three Bedroom
Style	Condo
Status	Closed

Community Information

Address	26800 Perdido Beach Blvd Unit 415
Area	Orange Beach 1
Subdivision	Phoenix VI
City	Orange Beach
County	Baldwin
State	Alabama
Zip Code	36561

Amenities

Amenities	BBQ Area, Common Lobby, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Covered Entry, Exercise Room, Fire Sprinkler System, Guard at Gate, Internet, Pool - Indoor, Landscaping, Pool - Outdoor, Pets - Owners Only, Spa/Hot Tub, Steam/Sauna, Tennis/Racquetball
Utilities	Baldwin EMC
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building, Gulf of Mexico
Has Pool	Yes

Interior

Interior	Tile
Interior Features	Cable, Ceiling Fan(s), Storage-In, Storage-Out, Termite Contract, Wheelchair Accessible, Window Treatments, Wrap Around Balcony

Appliances	Dishwasher, Disposal, Dryer, Refrigerator w/Ice Maker, Microwave, Range-Electric, Smoke Detector, Washer
Cooling	Central Electric (Cool), Central Heat
# of Stories	1
Stories	1

Exterior

Exterior	Stucco
Lot Description	Other-See Remarks
Construction	Resale
Foundation	P-I-P Reinforced Concrete

School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach

Additional Information

HOA Fees	742.00
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Bellator Real Estate & Dev Orange Beach
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