

\$1,330,000 - 22988 Perdido Beach Boulevard Unit 27b3, Ora

MLS® #335115

\$1,330,000

3 Bedroom, 3.00 Bathroom, 1,866 sqft
Residential on 0 Acres

Phoenix Gulf Towers, Orange Beach, AL

JUST REDUCED to \$1,330,000 (the finished smaller version of this floor plan are selling for over \$1,400,000). This spacious three bedroom, three bathroom Penthouse offers breathtaking views of the beach as well as sunset views over the state park. This unit will have all of the upgrades you could want, upgraded tile throughout, granite throughout, stainless steel appliances, full height custom cabinets, tall smooth ceilings (10ft), floor to ceiling glass, tiled bar front, tile backsplash, large crown molding throughout, wet bar with ice maker, washer and dryer and more. The unit is projected to do \$115,000+ in rental (call for rental comps). This project will be a low-density tower (only 96 units) with 4 elevators (one of the best elevator to unit ratios around) and offers one of the biggest amenity packages on the beach! Phoenix Gulf Towers will also offer two Gulf front lazy rivers, two water slides, two outdoor pools, two splash pads, two heated indoor pools, large Gulf front meeting rooms, hot tubs, two Gulf front fitness centers, and with covered parking as well as climate-controlled hallways. You never have to worry about doing the rain dance to your condo. This unit also offers a large climate-controlled owner storage unit on the same floor as your unit. This is the perfect place to keep your beach gear, golf clubs, extra clothes or bikes to take advantage of the state park trail head that's directly across the street!!! The building is scheduled to be completed in March 2023. This



property is 1031 eligible. Please feel free to call with any additional questions. This is an equitable interest listing where seller is selling only an option contract or assigning an interest in a contract, such as a purchase and sale agreement or a contract for deed. In this situation, the seller does not have legal title to the property, but the equitable interest gives seller the right to acquire legal title.

Built in 2022

Essential Information

MLS® #	335115
Price	\$1,330,000
Sold Price	\$1,390,000
Closed Date	2023-07-13
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,866
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	22988 Perdido Beach Boulevard Unit 27b3
Area	Orange Beach 1
Subdivision	Phoenix Gulf Towers
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	BBQ Area, Common Lobby, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Condo 4-Bdrms in Complex, Covered Entry, Fitness Center, Internet, Pool - Indoor, Landscaping, Meeting Room, On-Site Management,
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	Pool - Outdoor, Gated, Lazy River
Utilities	Cable Connected
Parking	Covered
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), High Ceilings, Internet, Split Bedroom Plan
Appliances	Dishwasher, Microwave, Electric Range, Refrigerator w/Ice Maker
Heating	Electric
# of Stories	1
Stories	One

Exterior

Exterior	Other-See Remarks, P-I-P Reinforced Concrete
Lot Description	Waterfront
Construction	New Construction

School Information

Elementary	Orange Beach Elementary
High	Orange Beach High

Additional Information

HOA Fees	1065
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Brett R/e Robinson Dev Ob
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Listing information last updated on May 25th, 2024 at 7:15pm CDT