

\$849,900 - 1050 W Beach Boulevard, Gulf Shores

MLS® #341220

\$849,900

4 Bedroom, 4.00 Bathroom, 1,800 sqft
Residential on 0 Acres

Pelican Place, Gulf Shores, AL

Pelican Place from the developer of Lost Dunes Cottages, West Side Cottages, Little Lagoon Cottages, The Villas at Playa Grande and others. Located at 1050 West Beach Blvd. featuring free standing, single family homes with 4 BR and 4 Full Baths. Fortified Gold Standard and built with expert craftsmanship. Public Beach access is located 100' away across the street with pedestrian crosswalk and stop sign. Deeded beach access is owned. Public Lagoon access nearby. Private Balconies. 10'™ Ceilings on first level, 9'™ on the second level. Cement Board Exterior Construction w/26 Ga. Metal Roof. Interior Finish Includes Quartz Countertops Throughout, Select Shiplap Walls & Crown Molding in Living Area. Solid LVP Flooring Throughout, Kitchen Includes Custom Cabinetry, Tile Backsplash, Stainless Appliances including Side by Side Refrigerator w/ Full Sized Washer & Dryer. Custom Tiled Showers with Glass Doors & Tiled Surround/Cast Bathtubs. Zoned Wi-Fi A/C. Programable Wi-Fi front door locks, Trex decks. Aluminum Handrails. Lockable Owners closet inside & lockable beachware storage under in parking area. Community heated pool. Brick Paved Streets. Environmentally Friendly Landscaping & Lighting. Excellent Short Term Vacation Rental Investment. Seller will pay up to \$5,000 in closing costs for a limited time. Estimated completion April 2023.

Built in 2023



Essential Information

MLS® #	341220
Price	\$849,900
Sold Price	\$849,900
Closed Date	2023-06-17
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,800
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Cottage
Style	Cottage
Status	Closed

Community Information

Address	1050 W Beach Boulevard
Area	Gulf Shores 1
Subdivision	Pelican Place
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	Fencing, Landscaping, Pool - Outdoor
Utilities	Cable Available, Underground Utilities, Gulf Shores Utilities, Cable Connected
Parking Spaces	4
Parking	See Remarks, Three or More Vehicles
# of Garages	4
View	Direct Gulf-Across Rd, Southern View
Waterfront	Beach Accs (Wlk <=1/4 Mi), Gulf Accs (Wlk <=1/4 Mi), Lagoon Acc (Wlk <=1/4 Mi), Public Acc (Wlk <=1/4 Mi), Other-See Remarks
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Other Floors-See Remarks
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Interior Features	Ceiling Fan(s), En-Suite, High Ceilings, Internet, Storage
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer/Dryer Stacked, Washer, Electric Water Heater, ENERGY STAR Qualified Appliances
Heating	Electric, Central
Cooling	Central Electric (Cool), Zoned, Ceiling Fan(s)
Fireplaces	None
Stories	Two

Exterior

Exterior	Concrete Board, Other-See Remarks, Wood Frame, Other, Fortified-Gold
Exterior Features	Outdoor Shower, Storage, Termite Contract
Lot Description	Less than 1 acre, Level
Windows	Double Pane Windows
Roof	Metal, Ridge Vent
Construction	New Construction
Foundation	Pilings, Slab

School Information

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

Additional Information

Zoning	Single Family Residence
HOA Fees	408
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Re/max Of Gulf Shores
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