

# \$677,900 - 25020 Perdido Beach Blvd Unit 402, Orange Beach

MLS® #344387

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## \$677,900

3 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0 Acres

Summer House on Romar Beach, Orange Beach, AL

DON'T MISS THIS DEAL. Summer House of Romar Unit 402 is in the heart of Orange Beach, walking distance to local restaurants and shopping. This 3-bedroom 2 bath unit features a large, oversized balcony, ceramic tile throughout the unit, quartz countertop in the kitchen and a new HVAC unit installed six months ago, also a built in ice maker. This unit has never been on a rental program, but rental projections for similar properties are averaging \$40k-\$52k in rentals. Unit comes fully furnished (minus personal items of the owner). Wake up to the beautiful Gulf of Mexico with the master bedroom having a direct Gulf view and access to the balcony. This gated complex has both an indoor and outdoor pool, hot tub, fitness room, tennis courts and a grilling area to enjoy after a day at the beach. HOA fees cover everything except power. Seller is motivated and this unit is vacant and easy to show. Please don't mind the assessment on this property as it's only going to ADD TO IT'S VALUE WHEN WORK IS COMPLETE. GREAT OPPORTUNITY TO BUILD EQUITY WITH THIS BEACH FRONT UNIT!



Built in 1986

## Essential Information

MLS® #	344387
Price	\$677,900

Sold Price	\$660,000
Closed Date	2023-08-04
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	25020 Perdido Beach Blvd Unit 402
Area	Orange Beach 1
Subdivision	Summer House on Romar Beach
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

### Amenities

Amenities	BBQ Area, Common Lobby, Fitness Center, Pool - Indoor, Landscaping, Pool - Outdoor, Tennis Court(s), Gated, Playground
Utilities	Cable Connected
Parking	None
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community, Indoor, Association

### Interior

Interior	Tile
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Convection Oven, Ice Maker, Microwave, Refrigerator, Refrigerator w/Ice Maker, Washer/Dryer Stacked
Cooling	Central Electric (Cool)
# of Stories	1

Stories	One
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**Exterior**

Exterior	Stucco, Block
Construction	Resale

**School Information**

Elementary	Orange Beach Elementary
High	Orange Beach High

**Additional Information**

HOA Fees	630
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Exit Realty Gulf Shores
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