

# \$659,900 - 9350 Marigot Promenade Unit 202 East, Gulf Sho

MLS® #344757

## \$659,900

2 Bedroom, 2.00 Bathroom, 1,450 sqft  
Residential on 0 Acres

Martinique on the Gulf, Gulf Shores, AL

Beautiful, private view of the Gulf of Mexico and the Bon Secour Wildlife Refuge. Completely updated and a rental machine. It's rent ready, so buyer gets full advantage of the upcoming rental season. 1450 Sq ft which is over 200 Sq feet bigger than most 3 bedrooms in the Gulf Shores and Orange Beach area. Low density so you can enjoy the solitude on the your private balcony or the beach. Updated stainless steel appliances, granite counter tops, large master en suite. Owners say they have gross rents between \$38,000 - \$40,000 per year. They only rent 7 months a year



Built in 1999

## Essential Information

MLS® #	344757
Price	\$659,900
Sold Price	\$625,000
Closed Date	2023-07-28
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,450
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	9350 Marigot Promenade Unit 202 East
Area	Fort Morgan
Subdivision	Martinique on the Gulf
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	BBQ Area, Clubhouse, Common Lobby, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Fitness Center, Internet, Pool - Indoor, Landscaping, Meeting Room, On-Site Management, Pool - Outdoor, Steam/Sauna, Tennis Court(s)
Utilities	Underground Utilities, Gulf Shores Utilities
Parking	Parking Lot
View	Direct Gulf Front, Southern View
Is Waterfront	Yes
Waterfront	Beach Accs (Wlk <=1/4 Mi), Beach Side - Building, Deeded Access, Gulf Accs (Wlk <=1/4 Mi), Gulf Front - Building
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Other Floors-See Remarks
Interior Features	Breakfast Bar, Entrance Foyer, Ceiling Fan(s), High Ceilings, Internet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer, Electric Water Heater
Heating	Heat Pump
Cooling	Heat Pump, Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco, Wood Frame
Exterior Features	Termite Contract
Lot Description	Elevation-High
Windows	Window Treatments, Double Pane Windows

Roof	Tile
Construction	Resale
Foundation	Slab

### **School Information**

Elementary	Foley Elementary
High	Foley High

### **Additional Information**

Zoning	PUD
HOA Fees	1258
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Re/max Of Orange Beach
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Listing information last updated on May 8th, 2024 at 11:15pm CDT