

# **\$369,000 - 4543 Portside Ln Unit 102, Gulf Shores**

MLS® #344987

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## **\$369,000**

2 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 43 Acres

Sailboat Bay, Gulf Shores, AL

**Boaters Paradise With Slip Right Out Front!**

Located just five miles west of Gulf Shores' city center, Sailboat Bay is a private, gated, deep-water harbor community nestled on the southeast shore of Mobile Bay, adjacent to the Intracoastal Waterway at the mouth of the Bon Secour River on PlashIsland. The 39-building, 184-unit campus-style condominium complex sits on 43 acres and features a tennis court, a fitness room, two salt water swimming pools, kiddiepool and whirlpool/spa and an assigned boat slip. Slip #164 with lift and the slip has custom decking for extra space. Boat facilities are equipped with water, power, boat ramp, washdown, and boat/trailer storage. This beautifully updated 2 bedroom/2-bathroom condo is sold mostly furnished. Both sets of patio doors have been replaced by high end hurricane rated. Everything stays but the driftwood fish and seahorse, Credenza under TV, boat painting, and coffee table and some personal items. 2 assigned covered parking spaces and so much more. Building 4543 does have a full-size elevator. Enjoy breathtaking sunsets from the peaceful screened in back porch overlooking the canal, marina, and bay. This one is a must see before it's gone! NO SHORT-TERM RENTALS ALLOWED - MIN 30 DAY RENTALS ONLY



Built in 1995

## **Essential Information**

MLS® #	344987
Price	\$369,000
Sold Price	\$355,000
Closed Date	2023-08-08
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	43.00
Year Built	1995
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	4543 Portside Ln Unit 102
Area	Gulf Shores 2
Subdivision	Sailboat Bay
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

### Amenities

Amenities	Clubhouse, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Condo 4-Bdrms in Complex, Fitness Center, Fishing, Internet, Pool - Indoor, Pool - Kiddie, Landscaping, Meeting Room, On-Site Management, Pool - Outdoor, Tennis Court(s), Gated
Parking Spaces	2
Parking	Assigned
View	Direct Bay Front, Direct ICW Front, Marina View, Western View
Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), ICW Front - Building
Has Pool	Yes
Pool	Community, Association

### Interior

Interior	Tile, Vinyl, Wood
Interior Features	Ceiling Fan(s), Internet

Appliances	Dishwasher, Disposal, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer/Dryer Stacked, Wine Cooler, Cooktop
Heating	Heat Pump
Cooling	Heat Pump, Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco, Wood Siding, Wood Frame
Exterior Features	Storage
Windows	Double Pane Windows
Construction	Resale
Foundation	Pilings

## School Information

Elementary	Foley Elementary
High	Foley High

## Additional Information

Zoning	2+ Family Residence
HOA Fees	700
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Century 21 J Carter & Company
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