

# \$375,000 - 24101 Perdido Beach Blvd Unit 103-a, Orange Beach

MLS® #345451

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## \$375,000

2 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0 Acres

Romar Lakes, Orange Beach, AL

Don't miss out on the opportunity to own this fantastic property that has DEEDED BEACH ACCESS w/ the traffic light and crosswalk. This spacious ground floor unit in Orange Beach offers the perfect combination of peace and convenience. With a stunning view of the sunset, the unit provides a serene atmosphere while still being close to everything you need. You can walk to several restaurants, including the renowned Wolf Bay Lodge, and the beach is just across the street. The unit boasts an open floor plan and is larger than what you might expect for the price. This property is a true gem, featuring a lovely pier & fishing gazebo complete with a picnic table, perfect for enjoying the great outdoors. This unit has undergone recent upgrades, including a new roof in 2020, a new hot water heater in 2023, and a new HVAC unit outside in 2021. The windows boast new glass installed in 2020, while the kitchen cabinets were recently replaced in 2022 along with the dishwasher. The lighting fixtures were updated in 2020, and the primary & guest bedroom furniture were updated in 2020.



Built in 1996

## Essential Information

MLS® #	345451
Price	\$375,000
Sold Price	\$370,000

Closed Date	2023-06-05
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	24101 Perdido Beach Blvd Unit 103-a
Area	Orange Beach 1
Subdivision	Romar Lakes
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

### Amenities

Amenities	Gazebo, Pool - Outdoor
Parking	Parking Lot, None
View	Northern View
Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), Deeded Access, Lake Front
Has Pool	Yes
Pool	Community, Association

### Interior

Interior	Tile
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Central
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

### Exterior

Exterior	Stucco, Wood Frame
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Exterior Features	Storage, Termite Contract
Construction	Resale

**School Information**

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

**Additional Information**

Zoning	PUD
HOA Fees	599
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Exp Realty Southern Branch
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