

\$622,000 - 24568 Perdido Beach Blvd Unit 305, Orange Beach

MLS® #345511

\$622,000

2 Bedroom, 2.00 Bathroom, 931 sqft
Residential on 0 Acres

Tradewinds, Orange Beach, AL

Fantastic Opportunity! Direct Gulf Front Condo with fabulous rental history! This remodeled condo on the 3rd floor will provide a great ROI! The sellers have considered this condo their family oasis for many years and now are passing that experience on to the next. JUST IMAGINE SITTING ON YOUR GULF FRONT FAMILY CONDO FOR THIS BREATHTAKING VIEW THROUGHOUT THE YEAR! Family favorite offered by original owner -this 2 bedroom, 2bath West corner offers uncluttered, pristine views of the white sandy beaches and Gulf. After enjoying vacations with your family, the rest of the year this condo brings with it exceptional rental revenue of \$62K last year making it a great passive investment as well. Present 2023 revenues exceed \$40K with much of the summer and fall yet to be booked. Due to a long-term relationship, the Snowbird comes along with the condo with a commitment of 3 slower months of rental income offsetting much of your dues and taxes for the year. The complex is in the heart of Orange Beach with very close proximity to the beach so no long walks for family or guests. The pool offers heated indoor and outdoor feature in the fall and winter months based on complex activity. Tradewinds is easy to locate as right across the street from the ARCADE and ADVENTURE ISLAND. The Board and Management company of Sugar Sands have been working together for years and have a focused plan to keep this building in great shape for many years to come. The



owner is willing to assist with this upcoming rental season as filling up each and every day. Come and see this beautiful end unit condo located right on the Gulf of Mexico!

Built in 1999

Essential Information

MLS® #	345511
Price	\$622,000
Sold Price	\$622,000
Closed Date	2023-06-16
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	931
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	24568 Perdido Beach Blvd Unit 305
Area	Orange Beach 1
Subdivision	Tradewinds
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561-6039

Amenities

Amenities	BBQ Area, Internet, Pool - Indoor, Landscaping, Pool - Outdoor, Satellite TV
Utilities	Cable Connected
Parking	Parking Lot
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes

Pool	Community, Association
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Interior

Interior	Tile, Laminate
Interior Features	Ceiling Fan(s), Internet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer/Dryer Stacked
Heating	Central
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

Exterior

Exterior	Stucco, Block
Exterior Features	Irrigation Sprinkler, Outdoor Shower
Construction	Resale
Foundation	Pilings

School Information

Elementary	Orange Beach Elementary
High	Orange Beach High

Additional Information

HOA Fees	499
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Avast Realty Orange Beach
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