

# **\$525,000 - 26115 Perdido Beach Boulevard Unit 2-h, Orange**

MLS® #345627

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## **\$525,000**

3 Bedroom, 3.00 Bathroom, 1,525 sqft  
Residential on 0 Acres

Cotton Bayou, Orange Beach, AL

Great Rental Income with this turnkey condo!  
Just steps from public beach access and a private boat launch with boat slips and fish cleaning stations! This is a spacious 3 bedroom, 3 bath unit plus a loft area that provides sleeping for up to 6 additional guests. There are 2 bedrooms and 2 baths on the main level, upstairs is a loft with bunk beds and full size bed, plus a second master suite with a third bath. The kitchen has plenty of cabinetry along with a breakfast bar, providing extra dining space. Complex amenities include first come, first serve boat slips, private boat launch, 2 assigned covered parking spots, outdoor pool with entertainment area that has just been renovated with covered dining, bar-b-q grills, 2 outdoor tv's for watching your favorite SEC games and bar, a tennis court, and on-site management. 2-H has a new HVAC, new tile flooring and fresh paint throughout. Cotton Bayou has had numerous improvements in the past few months like new metal roofs, new windows and sliding patio doors, and fresh exterior paint. All measurements, dimensions, square footage, information deemed important must be verified by buyer and / or buyer's agent.



Built in 1983

## **Essential Information**

MLS® #	345627
Price	\$525,000

Sold Price	\$519,000
Closed Date	2023-10-20
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,525
Acres	0.20
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	26115 Perdido Beach Boulevard Unit 2-h
Area	Orange Beach 1
Subdivision	Cotton Bayou
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

## Amenities

Amenities	BBQ Area, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Condo 4-Bdrms in Complex, Gazebo, Landscaping, On-Site Management, Pool - Outdoor, Tennis Court(s)
Parking	Double Carport, Assigned, Covered
View	Eastern View
Is Waterfront	Yes
Waterfront	Bayou Accs (Wlk <=1/4 Mi), Gulf Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer
Heating	Electric, Central
# of Stories	2
Stories	Two

**Exterior**

Exterior	Wood Siding, Wood Frame
Exterior Features	Outdoor Shower, Storage
Roof	Metal
Construction	Resale
Foundation	Pilings

**School Information**

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

**Additional Information**

HOA Fees	475
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Re/max Of Orange Beach
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Listing information last updated on May 9th, 2024 at 8:00am CDT