

# \$199,000 - 325 E 22nd Avenue Unit 13, Gulf Shores

MLS® #345696

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## \$199,000

1 Bedroom, 1.00 Bathroom, 504 sqft

Residential on 0 Acres

Island Villa, Gulf Shores, AL

This is a rare opportunity to own a second home, investment property, or primary residence at an affordable value at the iconic Island Villa. This is the first converted short-term rental property in the new Waterway Village District. The location is ideal and you are in the middle of it all: 5 minutes to the white sandy beaches, within walking distance of the State Park Trails and minutes to local coffee shop, yoga studio, eclectic shopping, dining and entertainment. There are at least 8 restaurants within easy walking distance, not to mention Gulf Shores' only Brewery. The new Pedestrian Bridge over the Intracoastal Waterway which should be under construction in 2023 is an easy walk away, and will be a game-changer for The Waterway Village District. The interior and exterior of the iconic Island Villa has been totally renovated. The complex has a new roof, fresh paint, landscaping, and a new iconic pool. This ground floor unit has been beautifully updated with features that include new LVP flooring throughout, new lighting fixtures, new ceiling fans, and is fully furnished down to the cookware and utensils (rent-ready). The bright, coastal color theme in the kitchen has a tiled backsplash, new countertops, and dining area. This 1-bedroom condo can comfortably sleep 4 people with a king bed in the primary bedroom and a queen sleeper sofa in the living room. The primary also has sliding glass doors that open to the patio. Each unit has a view of the sparkling pool, access to laundry



and ice machine facilities as well as the BBQ/grill area.

Built in 1971

**Essential Information**

MLS® #	345696
Price	\$199,000
Sold Price	\$199,000
Closed Date	2023-06-06
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	504
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	325 E 22nd Avenue Unit 13
Area	Gulf Shores 1
Subdivision	Island Villa
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	BBQ Area, Landscaping, Pool - Outdoor
Utilities	Gulf Shores Utilities
Parking	Parking Lot
View	Pool Area View, Eastern View
Waterfront	No Waterfront
Has Pool	Yes
Pool	Community, Association

**Interior**

Interior	Other Floors-See Remarks
Interior Features	Ceiling Fan(s)
Appliances	Electric Range, Refrigerator
Heating	Central, Heat Pump
Cooling	Central Electric (Cool), Central Gas (Cool), Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior	Brick, Wood Siding
Roof	Composition, See Remarks
Construction	Resale
Foundation	Pillar/Post/Pier

## School Information

Elementary	Gulf Shores Elementary
High	Gulf Shores High

## Additional Information

HOA Fees	386
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Bellator Real Estate & Dev Gulf Shores
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