

# \$1,365,000 - 25494 Perdido Beach Blvd Unit 404, Orange Be

MLS® #345976

**\$1,365,000**

3 Bedroom, 3.00 Bathroom, 1,770 sqft

Residential on 0 Acres

Phoenix Orange Beach, Orange Beach, AL

Don't miss your chance to own this coveted PARKING DECK LEVEL rental machine in one of the newest buildings in Orange Beach. Enjoy the luxury of driving your car full of luggage & groceries straight up to your door instead of having to wait in line for an elevator with a full shopping cart. Brand new couch, chairs & patio furniture. CHECK OUT VIRTUAL WALK-THROUGH BELOW!! This is an equitable interest listing where seller is selling only an option contract or assigning an interest in a contract, such as a purchase and sale agreement or a contract for deed. In this situation, the seller does not have legal title to the property, but the equitable interest gives seller the right to acquire legal title.



Built in 2019

## Essential Information

MLS® #	345976
Price	\$1,365,000
Sold Price	\$1,350,000
Closed Date	2023-06-19
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,770
Acres	0.00
Year Built	2019
Type	Residential

Sub-Type	Condominium
Status	Closed

## Community Information

Address	25494 Perdido Beach Blvd Unit 404
Area	Orange Beach 1
Subdivision	Phoenix Orange Beach
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

## Amenities

Amenities	Common Lobby, Conference Center, Covered Entry, Fitness Center, Internet, Pool - Indoor, Landscaping, Meeting Room, On-Site Management, Pool - Outdoor, Satellite TV, Tennis Court(s), Wheelchair Accessible, Water Access-Deeded, Lazy River
Utilities	Cable Connected
Parking	Covered
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Beach Side - Building
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), High Ceilings, Internet, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Electric Range, Refrigerator w/Ice Maker, Trash Compactor, Washer, Cooktop
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco, P-I-P Reinforced Concrete
Lot Description	Less than 1 acre, 1-3 acres
Construction	Resale

## School Information

Elementary	Orange Beach Elementary
High	Orange Beach High

### **Additional Information**

HOA Fees	1036
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Brett R/e Robinson Dev Ob
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