

\$1,450,000 - 23008 Perdido Beach Blvd Unit 22ar5, Orange Beach

MLS® #346290

\$1,450,000

4 Bedroom, 4.00 Bathroom, 2,090 sqft
Residential on 0 Acres

Phoenix Gulf Tower Phase II, Orange Beach, AL

ATTENTION ALL INVESTORS!! Phoenix Gulf Towers II unit 2205 is an impressive Gulf front 4 bedroom 4 bath unit that is listed \$550,000 UNDER what the smaller, inferior version of this floor plan is currently selling for!!! That smaller floor plan is making over \$150,000 a year in rent and only has 3 bathrooms. Unit 2205 offers tall smooth ceilings (10ft), floor to ceiling glass with breathtaking views, a Gulf front primary bedroom, granite on every surface, tile throughout, full-height custom cabinets, tile backsplash, tile kitchen bar front, large crown molding throughout, wet bar & ice maker, stainless steel appliance package, washer and dryer, plus a large climate-controlled owner storage closet just outside your front door! This is the perfect place to keep your beach gear, golf clubs, extra clothes or bikes to take advantage of the state park trail head that's directly across the street offering 28 miles of paved trails and boardwalks. This is a low-density tower (only 96 units) with 4 elevators (one of the best elevator to unit ratios around) and offers one of the biggest amenity packages on the beach! It will have 2 Gulf front lazy rivers, 2 water slides, 2 zero entry outdoor pools, 2 splash pads, 2 heated indoor pools, large gulf front meeting rooms, hot tubs, 2 Gulf front fitness centers, and covered parking as well as climate-controlled hallways so you never have to worry about doing the rain dance to your condo. This building is scheduled to be



completed in April of next year (2024). It is constructed with steel reinforced poured in place concrete and offersÂ solid concrete partition wallsÂ between you and the adjacent units that is almost a foot thick (great for soundproofing). 1031's and reverse 1031's are welcome. Please reach out for any additional info. This unit won't last long!!

Built in 2023

Essential Information

MLS® #	346290
Price	\$1,450,000
Sold Price	\$1,437,500
Closed Date	2023-07-20
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,090
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	23008 Perdido Beach Blvd Unit 22ar5
Area	Orange Beach 1
Subdivision	Phoenix Gulf Tower Phase II
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	BBQ Area, Condo 3-Bdrms in Complex, Condo 4-Bdrms in Complex, Covered Entry, Fitness Center, Internet, Pool - Indoor, Landscaping, Meeting Room, On-Site Management, Pool - Outdoor, Steam/Sauna, Lazy River
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Utilities	Cable Connected
Parking	Attached, Covered
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Internet
Appliances	Dishwasher, Dryer, Microwave, Refrigerator w/Ice Maker, Washer
Heating	Electric
# of Stories	1
Stories	One

Exterior

Exterior	Other-See Remarks, P-I-P Reinforced Concrete
Exterior Features	Storage, Termite Contract
Construction	New Construction

School Information

Elementary	Orange Beach Elementary
High	Orange Beach High

Additional Information

HOA Fees	1200
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Brett R/e Robinson Dev Ob
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