

# **\$1,050,000 - 24060 Perdido Beach Boulevard Unit 1305, Ora**

MLS® #347393

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## **\$1,050,000**

4 Bedroom, 2.00 Bathroom, 2,323 sqft

Residential on 0 Acres

Escapes! To the Shores, Orange Beach, AL

AVAILABLE FOR SHOWINGS: Now until August 3rd, and then after August 8th

Experience luxury beachfront living at its finest in this stunning 4-bedroom, 2-bathroom unit located in Orange Beach, AL. Unit 1305 of Escapes to the Shores boasts breathtaking Gulf views from the spacious west corner balcony, perfect for enjoying sunsets and sea breezes. Inside, the unit features an open concept living and dining area with floor-to-ceiling windows, providing ample natural light and stunning views of the Gulf. The kitchen is fully equipped with stainless steel appliances, granite countertops, and a breakfast bar. The master suite offers a king-sized bed and an en-suite bathroom with a luxurious whirlpool tub and separate shower. The second bedroom features a king size bed, the third bedroom has 2 twin bunk beds, and the 4th bedroom off of the living room has a Murphy Queen bed. The comfortable bedding arrangements, making this unit able to sleep 10 comfortably. This unit grossed \$82,000 in rental income last year. Additional amenities include a full-sized washer and dryer, free Wi-Fi, and flat-screen TVs in each bedroom and the living room. The Escapes to the Shores complex offers a wide range of resort-style amenities, including an indoor and outdoor pool, hot tubs, stunning grill area, covered gazebo, a fitness center, and sauna. Located just steps away from the beach, and only a short drive from local attractions such as The Wharf at Orange Beach, OWA, Gulf



State Park, and the Alabama Gulf Coast Zoo, this unit is the perfect vacation destination for those seeking luxury, comfort, and convenience. Don't miss out on this incredible opportunity to own a piece of paradise on the Gulf Coast! Next available showing dates are currently, 7/21-7/23. Month of August has more availability.

Built in 2008

**Essential Information**

MLS® #	347393
Price	\$1,050,000
Sold Price	\$850,000
Closed Date	2023-12-29
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,323
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	24060 Perdido Beach Boulevard Unit 1305
Area	Orange Beach 1
Subdivision	Escapes! To the Shores
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

**Amenities**

Amenities	BBQ Area, Common Lobby, Covered Entry, Fitness Center, Pool - Indoor, Pool - Kiddie, On-Site Management, Pool - Outdoor, Steam/Sauna, Tennis Court(s)
Utilities	Cable Available, Cable Connected

Parking	Covered
View	Direct Gulf Front, Western View
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Tile, Laminate
Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco, P-I-P Reinforced Concrete
Lot Description	Waterfront
Construction	Resale

## School Information

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

## Additional Information

HOA Fees	1644
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Waters Edge Realty
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