

# **\$775,000 - 375 Beach Club Trail Unit B701, Gulf Shores**

MLS® #347399

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## **\$775,000**

3 Bedroom, 4.00 Bathroom, 1,318 sqft  
Residential on 0 Acres

The Beach Club, Gulf Shores, AL

This 7th floor "Corner" luxury condo is located at The Beach Club Resort in the Bristol tower. It is Gulf front, sells fully furnished & is "Rent Ready"! The huge sliding glass doors in living room & master bedroom offer access to the private 22 foot furnished balcony, a direct view of the sparkling Gulf of Mexico & an endless sugar white sand beach. Tiled walk-in master bath shower, luxury vinyl plank floors throughout, extravagant granite counters, a walk-in closet, quality furnishings, outstanding views & great income potential makes this a great choice for purchase! All three bedrooms adjoin a private bathroom and there is a convenient powder room. The Bristol pool, hot tub, and wading pool, restrooms and boardwalk to the beach are conveniently located at the foot of the tower. Other amenities include security, a playground, basketball courts, shopping, 3 restaurants with bars, salon & spa services, landscaping & unlimited parking! An optional membership offers access to The Clubhouse private amenities: Outdoor pool with seasonal entertainment, indoor pool, fitness center, game room & tennis courts & more. Owners are allowed to bring up to 2 dogs. The Beach Club offers a family atmosphere away from the crowds. All measurements & information deemed reliable but not guaranteed. The listing agent is also the property manager. A comparable condo without heavy owner usage produced \$63K Gross rent in 2022. MONTHLY FEES: TV/Internet/phone \$75.00, Club Dues



\$115, Baldwin EMC \$130 average, HO6 policy  
\$112.00, Parcel 8 Dues \$501, Master Dues  
\$104. One time Clubhouse refundable deposit:  
\$3000, Annual Beach Mouse Assessment  
\$55.00, Kaba Lock annual \$70, 2023 special  
insurance assessment \$14K. A comparable  
condo produced \$63K Gross rent in 2022. All  
items convey except sandpiper picture in  
queen bedroom, wire jar with shells on dining  
table, sound bar under TV and owner closet  
contents.

Built in 2001

## Essential Information

MLS® #	347399
Price	\$775,000
Sold Price	\$765,000
Closed Date	2023-08-28
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	375 Beach Club Trail Unit B701
Area	Fort Morgan
Subdivision	The Beach Club
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	BBQ Area, Clubhouse, Common Lobby, Condo 3-Bdrms in Complex, Conference Center, Covered Entry, Fitness Center, Fencing, Game Room, Internet, Pool - Indoor, Pool - Kiddie, Landscaping, Pool - Outdoor, Steam/Sauna, Tennis Court(s), Gated, Water Access-Deeded, Playground
Utilities	Cable Available, Cable Connected
Parking	Three or More Vehicles, Parking Lot
View	Direct Gulf Front, Southern View
Is Waterfront	Yes
Waterfront	Beach Accs (Wlk <=1/4 Mi), Beach Side - Building, Gulf Accs (Wlk <=1/4 Mi), Gulf Front - Building, Tier 1
Has Pool	Yes
Pool	Community, In Ground, Indoor, Association

## Interior

Interior	Tile, Vinyl
Interior Features	Ceiling Fan(s), En-Suite, High Ceilings, Internet, Sauna/Steam Shower, Storage
Appliances	Dishwasher, Disposal, Microwave, Electric Range, Refrigerator, Refrigerator w/Ice Maker, Washer/Dryer Stacked, Electric Water Heater
Heating	Electric, Central
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

## Exterior

Exterior	EIFS, P-I-P Reinforced Concrete
Exterior Features	Condo Balc Grill Allowed, Irrigation Sprinkler, Outdoor Shower, Storage, Termite Contract
Lot Description	Waterfront
Windows	Window Treatments
Roof	Metal
Construction	Resale

## School Information

Elementary	Foley Elementary
High	Foley High

## Additional Information

Zoning	Single Family Residence,PUD,Outside Corp Limits
HOA Fees	605

HOA Fees Freq.      Monthly

## **Listing Details**

Listing Office      Keller Williams Agc Realty - Orange Beach

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