

# \$719,000 - 26800 Perdido Beach Blvd Unit 312, Orange Beach

MLS® #347552

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## \$719,000

2 Bedroom, 2.00 Bathroom, 1,064 sqft  
Residential on 0 Acres

Phoenix VI, Orange Beach, AL

Welcome to Unit 312 at the HIGHT SOUGHT after Phoenix VI in Orange Beach. This property has exceptional 3th floor views of the Gulf of Mexico. The property features tasteful coastal décor and consists of three bedrooms, 2 bathrooms. The kitchen is equipped with granite countertops, upgraded cabinetry, and stainless steel appliances. There is exquisite tile throughout the living/dining area, and primary bedroom while the remaining room has plush carpet. Lets not forget that you get your own assigned parking space #47. This property brings in excellent rental numbers and would be a great investment or second home. Phoenix VI features an extensive amenity package including a large outdoor pool, indoor pool, kiddie pool, 3 hot tubs, sauna, exercise facility, racquet ball and tennis courts, owners meeting room, huge lobby and BBQ area. Condo complex is conveniently located just West of Perdido Pass and offers easy access to great dining and shopping attractions including The Wharf, OWA, Flora-Bama and Tanger Outlets.



Built in 1999

## Essential Information

MLS® #	347552
Price	\$719,000
Sold Price	\$689,000
Closed Date	2023-08-04

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	26800 Perdido Beach Blvd Unit 312
Area	Orange Beach 1
Subdivision	Phoenix VI
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

## Amenities

Amenities	BBQ Area, Common Lobby, Condo 1-Bdrms in Complex, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Conference Center, Covered Entry, Fitness Center, Fencing, Pool - Indoor, Pool - Kiddie, Landscaping, Meeting Room, On-Site Management, Pool - Outdoor, Steam/Sauna, Tennis Court(s), Wheelchair Accessible, Water Access-Deeded
Utilities	Cable Connected
Parking	Assigned, Parking Lot
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric

# of Stories	1
Stories	One

## Exterior

Exterior	Stucco, P-I-P Reinforced Concrete
Construction	Resale

## School Information

Elementary	Orange Beach Elementary
High	Orange Beach High

## Additional Information

HOA Fees	590
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Exp Realty Southern Branch
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