# \$589,900 - 409 E Beach Boulevard Unit 1083, Gulf Shores

MLS® #347789

### \$589,900

2 Bedroom, 2.00 Bathroom, 940 sqft Residential on 2 Acres

Boardwalk, Gulf Shores, AL

SPECTACULAR VIEW OF BEACH FROM TOP FLOOR OF BOARDWALK! This gorgeous UPDATED condo has direct gulf front views from LR and master BR. The beach, pool, parking and grills are only steps from the elevators! Condo is walking distance to many restaurants and shopping. Very popular location within walking distance of the Hangout and the heart of Gulf Shores! Complex has gated private boardwalk to the private beach and is next door to the popular Sea N Suds restaurant! Unit comes fully furnished and ready for the very lucrative short term rental market or for your private use as a family getaway or a full time beach home! Either way, spend your mornings on the balcony watching the sun rise and sipping coffee, your days on the beach enjoying warm sun and your evenings back on the balcony sipping your favorite cocktail as you watch the gorgeous sunset! UPDATES IN LAST 1 Â1/2 YEARS: Water Heater 06/2023; New flooring (LVP) throughout 12/2021; Bathroom lighting fixtures 09/2022; Dining room Lighting fixture 09/2022; Hallway Lighting fixtures 09/2022; Painted bathroom vanities 09/2022; Living & 2nd bedroom ceiling fans 09/2022; New Polywood balcony furniture 12/2021; New 55― smart TV (wall mount) in LR 12/2021; New coffee and end tables in LR 12/2021; Sofa table added to nook 10/2022; New mattress for sofa bed 10/2022. In addition to the updates the MB and 2nd BR also both have smart tv's. This beautiful unit sleeps 6.



Beautiful view of gulf from the living room! Kitchen has updated cabinets and granite countertops. Condo has hurricane shutters on balcony! EXCELLENT rental potential. Seller had owner blocks last year, so unit earned \$42,020 for 2022. The top 3 units in Young's Suncoast rental program at Boardwalk in 2022 grossed \$55,501.85, \$52,531.68, \$50,881.90.

#### Built in 1985

### **Essential Information**

MLS® # 347789

Price \$589,900

Sold Price \$580,000

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Closed Date 2023-10-16

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 940 Acres 2.02

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Year Built 1985

Type Residential

Sub-Type Condominium

Status Closed

## **Community Information**

Address 409 E Beach Boulevard Unit 1083

Area Gulf Shores 1

Subdivision Boardwalk

City Gulf Shores

County Baldwin

State AL

Zip Code 36542

### **Amenities**

Amenities BBQ Area, Condo 1-Bdrms in Complex, Condo 2-Bdrms in Complex, Condo

3-Bdrms in Complex, Covered Entry, Internet, Landscaping, On-Site

Management, Pool - Outdoor, Water Access-Deeded

Utilities Cable Available, Cable Connected

Parking Covered, Parking Lot

View Direct Gulf Front

Is Waterfront Yes

Waterfront Deeded Access, Gulf Front - Building

Has Pool Yes

Pool Community, Association

Interior

Interior Other Floors-See Remarks

Interior Features Ceiling Fan(s), Internet, Split Bedroom Plan, Storage

Appliances Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Electric Range,

Refrigerator, Refrigerator w/Ice Maker, Washer, Electric Water Heater

Heating Electric, Central

Cooling Ceiling Fan(s)

Fireplaces None

# of Stories 1

Stories One

**Exterior** 

Exterior EIFS, P-I-P Reinforced Concrete

Lot Description Waterfront

Windows Window Treatments

Construction Resale

### **School Information**

Elementary Gulf Shores Elementary

Middle Gulf Shores Middle

High Gulf Shores High

### **Additional Information**

Zoning PUD

HOA Fees 729

HOA Fees Freq. Monthly

### **Listing Details**

Listing Office Keller Williams Realty Gulf Co

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