

# **\$428,500 - 1964 W Beach Boulevard Unit 8, Gulf Shores**

MLS® #348328

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## **\$428,500**

2 Bedroom, 3.00 Bathroom, 1,024 sqft  
Residential on 0 Acres

Heron Landing, Gulf Shores, AL

Enjoy the best of both the beach and Little Lagoon! This is a rare opportunity to own a beautifully updated and tastefully furnished coastal condo in Heron Landing with beach access just across the street. This spacious and unique property is in a low density complex situated on Little Lagoon with only 14 other condos. Whether you choose this property for a great vacation rental investment, second home or primary residence you will not be disappointed. Similar type properties are rare and thousands of dollars higher. It checks all the boxes! As you enter the condo from the large deck you will notice the spacious living, dining and kitchen,. This 2 story condo has been completely remodeled with Luxury vinyl plank flooring throughout. The kitchen boasts beautiful granite counter tops, a breakfast bar and SS appliances. A full size washer and dryer and a convenient half bath are also available on the first floor. The 2nd floor has 2 spacious bedrooms with ensuite baths and lots of great closet space and most importantly each has private access to the upper deck. There you enjoy a view of the gulf too! There are spacious decks on both levels furnished with high end Polywood furnishings, and an additional area below the unit for relaxing, grillin, parking and an additional storage closet. In this non traditional style condo you will never have to worry about noise above or below you and you walk right up to your condo. Enjoy relaxing at the pool or by the lagoon, a great spot for sunset views. Little



lagoon is a awesome body of water where you can enjoy all sorts of recreation from fishing to boating and kayaking. Beach access is just across the street. The location is 3 miles W of the T at 59 and a peaceful and family friendly quiet destination. Resteraunts, shopping and popular destinations like the Wharf, Tanger outlet mall and the Hangout are a very short distance.

Built in 1997

**Essential Information**

MLS® #	348328
Price	\$428,500
Sold Price	\$415,000
Closed Date	2024-01-12
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,024
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	1964 W Beach Boulevard Unit 8
Area	Gulf Shores 1
Subdivision	Heron Landing
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	Pool - Outdoor
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Utilities	Gulf Shores Utilities, Cable Connected
Parking	Assigned, Covered
View	Indirect Gulf Side, Indirect Lagoon Side
Is Waterfront	Yes
Waterfront	Beach Accs (Wlk <=1/4 Mi), Beach Side - Building, Lagoon Acc (Wlk <=1/4 Mi), Lagoon Front - Building
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Laminate
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
# of Stories	2
Stories	Two

## Exterior

Exterior	Concrete Board
Construction	Resale
Foundation	Pilings

## School Information

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

## Additional Information

HOA Fees	500
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Engel And Volkers Gulf Shores
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