

\$1,285,000 - 1408 W Beach Boulevard Unit A B, Gulf Shores

MLS® #348373

\$1,285,000

6 Bedroom, 6.00 Bathroom, 3,000 sqft

Residential on 0 Acres

None, Gulf Shores, AL

Great Income Producing Duplex located on Beach Blvd! Classic beach home with Gulf View & large private Saltwater pool!

Wini-Shores is located across the street from the Gulf within a few strides to public beach access and the lagoon only blocks away. This duplex has 3 bedrooms & 3 baths on each side. Relax & entertain off of the living room & bedroom balconies. Rental income generator with over \$90K in 2022 & \$124K in 2021. Plenty of parking both covered & open to accommodate guests. Well maintained & recent updates to furnishings, appliances, HVAC, repainted in 2021. Driveway regraded & new material added in 2022.

Current termite bond through Arrow, regular pest control & pool service. This home could be the Beach home to pass down to generations or an asset to your portfolio. Priced to sell! Short term rental, showings must be approved!



Built in 1996

Essential Information

MLS® #	348373
Price	\$1,285,000
Sold Price	\$1,150,000
Closed Date	2023-10-12
Bedrooms	6
Bathrooms	6.00
Full Baths	6
Square Footage	3,000

Acres	0.29
Year Built	1996
Type	Residential
Sub-Type	Raised Beach
Style	Raised Beach
Status	Closed

Community Information

Address	1408 W Beach Boulevard Unit A B
Area	Gulf Shores 1
Subdivision	None
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	Pool - Outdoor
Utilities	Gulf Shores Utilities
Parking	Double Carport
View	Direct Gulf-Across Rd, Indirect Gulf-Across Rd
Waterfront	Beach Accs (Wlk <=1/4 Mi), Gulf Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Split Bedroom Plan
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Electric, Central
Stories	Two

Exterior

Exterior	Stucco, Wood Siding, Wood Frame
Lot Description	Less than 1 acre
Roof	See Remarks
Construction	Resale

School Information

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

Listing Details

Listing Office Dodson Real Estate Group, Llc

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