

# **\$599,000 - 26115 Perdido Beach Blvd Unit 8-b, Orange Beach**

MLS® #348477

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## **\$599,000**

3 Bedroom, 2.00 Bathroom, 1,239 sqft  
Residential on 0 Acres

Cotton Bayou, Orange Beach, AL

Are you ready for the Orange Beach lifestyle? Grab your swimsuit and come on down to Cotton Bayou! This 3 bed 2 bath condo is the perfect getaway, being right on the bayou and just across the street from the Gulf of Mexico. The split floor plan with three cozy bedrooms offer a tranquil retreat, each with its own unique charm. The master bedroom showcases breathtaking views of the bayou and balcony access, ensuring you wake up to stunning waterfront vistas every morning. The two additional bedrooms provide ample space for guests or even a home office! Some notable updates include all tile throughout, granite countertops, tile showers and new balcony doors! Step outside onto the private balcony and immerse yourself in the captivating beauty of Cotton Bayou. Sip your morning coffee as you watch the dolphins swim by and catch the perfect sunset. The complex also offers amazing amenities to keep everyone entertained! An outdoor pool, shaded tiki bar, and tennis court are all a part of the experience, not to mention the boat dock with plenty of first come first serve slips and a fish cleaning station! This building is directly on Cotton Bayou with a boat launch! There's something here for everyone, so don't miss out on this opportunity!



Built in 1983

## **Essential Information**

MLS® #	348477
Price	\$599,000
Sold Price	\$575,000
Closed Date	2023-08-28
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,239
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	26115 Perdido Beach Blvd Unit 8-b
Area	Orange Beach 1
Subdivision	Cotton Bayou
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

### Amenities

Amenities	BBQ Area, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Fishing, Gazebo, Pool - Outdoor, Tennis Court(s), Water Access-Deeded
Parking Spaces	2
Parking	Assigned, Covered
View	Direct Bayou Front
Is Waterfront	Yes
Waterfront	Bayou Accs (Wlk <=1/4 Mi), Bayou Front - Building, Gulf Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

### Interior

Interior	Tile
Interior Features	Ceiling Fan(s), En-Suite, Split Bedroom Plan
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator, Washer
Heating	Electric

Cooling	Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior	Wood Siding, Wood Frame
Exterior Features	Storage
Lot Description	Waterfront
Roof	Metal
Construction	Resale

## School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

## Additional Information

HOA Fees	475
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Re/max Paradise
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