

# **\$524,900 - 1872 W Beach Boulevard Unit E205, Gulf Shores**

MLS® #348587

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## **\$524,900**

3 Bedroom, 2.00 Bathroom, 1,416 sqft  
Residential on 8 Acres

Sea Oats, Gulf Shores, AL

You can truly have the best of both worlds! This 3 bedroom 2 bath LAGOON FRONT condo is the perfect second home or vacation property. Enjoy the very best of Gulf Shores sunsets from the balcony overlooking the beautiful lagoon. The sun drenches this condo through the two sets of sliding glass doors to the balcony. The condo is tastefully decorated in coastal decor and will comfortably sleep eight. The kitchen has all new stainless steel appliances and a walk in pantry. The dining area seats eight and has an excellent view of the lagoon. Updated with all new luxury vinyl plank flooring, new paint, fixtures, appliances, new dual vanity, new a/c and heating units and water heater all in 2021. This unit has rented to the public only partial years starting in June of 2021 grossing \$37,000 that first partial year and grossed \$59K for 2022 (9 months). This condo has earned all five star reviews (49) on VRBO since the first rental. Sea Oats sits on eight acres of property situated between Little Lagoon and the Gulf of Mexico. Just past the lagoon pass bridge, it is far enough down West Beach to provide peace and quiet but only minutes away from dining and entertainment. Enjoy fishing from the two community piers with boat slips and boat launch. Boat slips are first come first serve for owners and renters. Kayak, jetski, or paddleboard in the lagoon or lounge on the beach. There are two large sized pools and two kiddie pools for fun in the sun. A grilling pavilion and fish cleaning stations are



available. Sea Oats has deeded beach access across the street and outdoor showers to rinse off the sand after a day of fun. Seller is a licensed agent in the State of Alabama. All measurements to be verified by buyer.

Built in 1984

**Essential Information**

MLS® #	348587
Price	\$524,900
Sold Price	\$525,500
Closed Date	2023-10-20
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,416
Acres	8.00
Year Built	1984
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	1872 W Beach Boulevard Unit E205
Area	Gulf Shores 1
Subdivision	Sea Oats
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	BBQ Area, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Fishing, Pool - Kiddie, Landscaping, Pool - Outdoor, Water Access-Deeded
Utilities	Cable Connected
Parking	Single Carport, Parking Lot
View	Direct Lagoon Front
Is Waterfront	Yes

Waterfront	Beach Accs (Wlk <=1/4 Mi), Lagoon Front - Building
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Internet, Storage
Appliances	Dishwasher, Disposal, Convection Oven, Dryer, Ice Maker, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Heat Pump
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

## Exterior

Exterior	Wood Siding, Hardboard, Wood Frame
Exterior Features	Storage
Construction	Resale
Foundation	Pilings

## School Information

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

## Additional Information

HOA Fees	416
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Keller Williams - Mobile
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