

# **\$859,000 - 27100 Perdido Beach Blvd Unit 1406, Orange Beach**

MLS® #348927

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## **\$859,000**

3 Bedroom, 2.00 Bathroom, 1,392 sqft  
Residential on 0 Acres

Phoenix East, Orange Beach, AL

Like the cover of a magazine! Welcome to Phoenix East #1406, an elegantly-appointed 3-bedroom, 2-bath condo with nearly 1,400 square feet of Gulf-front living and panoramic 14th-floor views of the Gulf and Perdido Pass. This condo is the coveted “D” floor plan with Gulf-front primary suite and split bedroom layout for ultimate privacy. This beachfront retreat has been enjoyed as a 2nd home for many years, so it has been lovingly cared for and minimally used, but it would also make a fantastic rental! Stylish furnishings, a coastal color scheme, crown molding, and pleasing nautical decor define the residence. The kitchen has been expanded and enhanced with custom cabinetry, extra storage, and a longer bar for added seating. The kitchen improvements are framed by shiplap accents and modern light and plumbing fixtures. Other kitchen features include granite countertops, built-in cooktop/stove, brick motif backsplash, and pantry. The dining area with wine cooler and Gulf-front living room offer inviting, refined spaces to take in the gorgeous Gulf views. The balcony includes comfortable and welcoming outdoor seating. The master bedroom also has direct Gulf views and its own balcony access. The ensuite vanity has been extended for double sinks, and the bathroom has a tile/glass walk-in shower. The two guest bedrooms have queen beds, plantation shutters, and laminate flooring, and the guest bathroom features a leathered granite countertop and tub/shower. A new



washer was installed in July! A Nest learning thermostat and 1-Year Home Warranty are included along with all appliances, furnishings, decor, and electronics. Amenities include outdoor and indoor pools, hot tubs, sauna, splash pad, grills, racquetball, and tennis courts. Seasonal gated-entry is provided, and owner-preferred parking is located near the lobby. Phoenix East also shares amenities with the next-door building, Phoenix East II. Donâ€™t miss this chance to make these extraordinary Phoenix East views your own!

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 348927      |
| Price          | \$859,000   |
| Sold Price     | \$859,000   |
| Closed Date    | 2023-08-04  |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,392       |
| Acres          | 0.00        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Closed      |

**Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 27100 Perdido Beach Blvd Unit 1406 |
| Area        | Orange Beach 1                     |
| Subdivision | Phoenix East                       |
| City        | Orange Beach                       |
| County      | Baldwin                            |
| State       | AL                                 |
| Zip Code    | 36561                              |

**Amenities**

|               |   |
|---------------|---|
| Amenities     | BBQ Area, Common Lobby, Covered Entry, Fitness Center, Gazebo, Internet, Pool - Indoor, Pool - Kiddie, Landscaping, Meeting Room, Pool - Outdoor, Satellite TV, Steam/Sauna, Tennis Court(s), Water Access-Deeded |
| Utilities     | Cable Available, Underground Utilities, Cable Connected   |
| Parking       | See Remarks, Parking Lot  |
| View          | Direct Gulf Front   |
| Is Waterfront | Yes   |
| Waterfront    | Gulf Front - Building   |
| Has Pool      | Yes   |
| Pool          | Community   |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Tile, Laminate  |
| Interior Features | Ceiling Fan(s), Internet, Split Bedroom Plan, Storage   |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer, Cooktop |
| Heating           | Electric  |
| Cooling           | Ceiling Fan(s)  |
| Fireplaces        | None  |
| # of Stories      | 1   |
| Stories           | One   |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Stucco, P-I-P Reinforced Concrete |
| Exterior Features | Storage                           |
| Lot Description   | Waterfront                        |
| Windows           | Window Treatments                 |
| Roof              | Built-Up                          |
| Construction      | Resale                            |

## School Information

|            |                         |
|------------|-------------------------|
| Elementary | Orange Beach Elementary |
| Middle     | Orange Beach Middle     |
| High       | Orange Beach High       |

## Additional Information

|                |         |
|----------------|---------|
| Zoning         | PUD     |
| HOA Fees       | 779     |
| HOA Fees Freq. | Monthly |

**Listing Details**

Listing Office                      Re/max Of Orange Beach

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