

# **\$1,100,000 - 533 E Beach Blvd Unit 23b4, Gulf Shores**

MLS® #348960

## **\$1,100,000**

3 Bedroom, 3.00 Bathroom, 1,817 sqft  
Residential on 1 Acres

Phoenix Gulf Shores II, Gulf Shores, AL

Unit 23B4 is located on the 23rd floor and has spectacular views of the Gulf! The 10ft ceilings and floor to ceiling glass offers great views 24/7/365. Unit 23B4 also offers a Gulf-front primary bedroom, granite on every surface, tile throughout, full-height custom cabinets, wet bar & ice maker, stainless steel appliance package and a large climate-controlled owner storage closet just outside your front door! PGS II's amenity package is also second to none. It offers a Gulf front lazy river (the only one in Gulf Shores), 2 outdoor pools (one zero entry), a large slide, heated Gulf front indoor pool with great beach views, Gulf front fitness center, hot tub & Gulf front meeting room. The building is located in the middle of the island, so it takes no time to jump to the heart of Gulf Shores or Orange Beach. PGS II is also just 1/2 a mile from the Gulf State Park Pier (great fishing spots), within 1 mile (walking distance) of over 12 restaurants and live music, and you can easily access the state park so you can take advantage of 28 miles of paved trails and boardwalks. PGS II is a low-density building (only 110 units!) and has one of the best elevators to unit ratios on the island (4 elevators). This means no long elevator waits and less hustle and bustle during the busy season. The building is currently past the need not be built stage and is currently under construction. 1031's are welcome, please reach out for any additional Info.

Built in 2024



## Essential Information

MLS® #	348960
Price	\$1,100,000
Sold Price	\$1,100,000
Closed Date	2023-09-08
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,817
Acres	1.00
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	533 E Beach Blvd Unit 23b4
Area	Gulf Shores 1
Subdivision	Phoenix Gulf Shores II
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	BBQ Area, Common Lobby, Condo 3-Bdrms in Complex, Condo 4-Bdrms in Complex, Covered Entry, Fitness Center
Utilities	Cable Available, Gulf Shores Utilities
Parking	Attached, Covered
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building

## Interior

Interior	Tile
Interior Features	Ceiling Fan(s), High Ceilings, Internet, Storage, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Heat Pump

Cooling	Heat Pump
# of Stories	1
Stories	One

## Exterior

Exterior	Other-See Remarks, P-I-P Reinforced Concrete
Exterior Features	Storage, Termite Contract
Construction	New Construction

## School Information

Elementary	Gulf Shores Elementary
High	Gulf Shores High

## Additional Information

HOA Fees	1054
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Brett R/e Robinson Dev Ob
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Listing information last updated on May 14th, 2024 at 4:45pm CDT