# \$195,000 - 325 E 22nd Avenue Unit 5, Gulf Shores

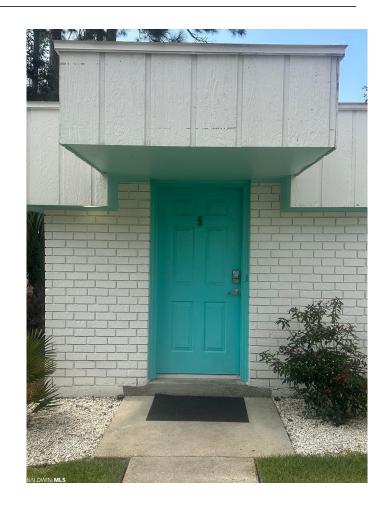
MLS® #349084

# \$195,000

1 Bedroom, 1.00 Bathroom, 392 sqft Residential on 1 Acres

Island Villa, Gulf Shores, AL

This is a rare opportunity to own a second home, investment property, or primary residence at an affordable value at the iconic Island Villa. This is the first converted short-term rental property in the new Waterway Village District. The location is ideal and you are in the middle of it all: 5 minutes to the white sandy beaches, within walking distance of the State Park Trails and minutes to local coffee shop, yoga studio, eclectic shopping, dining and entertainment. There are at least 8 restaurants within easy walking distance, not to mention Gulf Shores' only Brewery. The new Pedestrian Bridge over the Intracoastal Waterway which should be under construction in 2023 is an easy walk away, and will be a game-changer for The Waterway Village District. The interior and exterior of the iconic Island Villa has been totally renovated. The complex has a new roof, fresh paint, landscaping, and a new iconic pool. This ground floor unit has been beautifully updated with features that include new LVP flooring throughout, new lighting fixtures, new ceiling fans, and is fully furnished down to the cookware and utensils (rent-ready). The bright, coastal color theme in the kitchen has a tiled backsplash, new countertops, and dining area. This 1-bedroom condo can comfortably sleep 4 people with a king bed in the primary bedroom and a queen sleeper sofa in the living room. The primary also has a new sliding glass door that opens to the patio. Each unit has a view of the sparkling pool,



access to laundry and ice machine facilities as well as the BBQ/grill area. Brand New A/C installed.

#### Built in 1971

# **Essential Information**

MLS® # 349084

Price \$195,000

Sold Price \$195,000

Closed Date 2023-09-07

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 392

Acres 0.90 Year Built 1971

Type Residential

Sub-Type Condominium

Status Closed

# **Community Information**

Address 325 E 22nd Avenue Unit 5

Area Gulf Shores 1
Subdivision Island Villa
City Gulf Shores

County Baldwin

State AL Zip Code 36542

#### **Amenities**

Amenities BBQ Area, Landscaping, Pool - Outdoor

Utilities Gulf Shores Utilities

Parking Parking Lot

View Pool Area View, Eastern View

Waterfront No Waterfront

Has Pool Yes

Pool Community, Association

#### Interior

Interior Other Floors-See Remarks

Interior Features Ceiling Fan(s)

Appliances Electric Range, Refrigerator

Heating Central, Heat Pump

Cooling Central Electric (Cool), Central Gas (Cool), Ceiling Fan(s)

# of Stories 1

Stories One

# **Exterior**

Exterior Brick, Wood Siding

Roof Composition, See Remarks

Construction Resale

Foundation Pillar/Post/Pier

#### **School Information**

Elementary Gulf Shores Elementary

High Gulf Shores High

# **Additional Information**

HOA Fees 386

HOA Fees Freq. Monthly

# **Listing Details**

Listing Office Bellator Real Estate & Dev Gulf Shores

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Listing information last updated on May 8th, 2024 at 2:15am CDT