

# **\$649,000 - 25350 Perdido Beach Blvd Unit 803, Orange Beach**

MLS® #349144

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## **\$649,000**

2 Bedroom, 2.00 Bathroom, 829 sqft  
Residential on 0 Acres

Silver Beach, Orange Beach, AL

**HURRY!** Easy to view this week until guest arrives Saturday! Classy, 2 bedroom GULF FRONT condo in the heart of Orange Beach! Don't pass up the opportunity to own in Silver Beach, which is PET friendly for RENTERS and one of the best-managed Gulf front condominium buildings on the AL Gulf Coast! This updated 2 bedroom, 2 bath TOP floor unit with a stellar rental history (now booking into 2024) offers spectacular views of the crystal waters of the Gulf Mexico, with balcony access from both primary BR and from living room. Enjoy the freshly updated interior featuring tile floors, remodeled baths, and updated kitchen with granite counters and gleaming stainless appliances. Relax on the sectional sofa in the living room (with Sunbrella washable upholstery.) Coastal Green Air feature ensures that air conditioner performance is economical: if doors are left open, then the AC unit shuts off. The floor plan here offers privacy with the guest bedroom in the rear of the unit, with the primary suite on the Gulf side, with direct balcony access. Silver Beach 803 is a rare jewel: low density, easy walk to Orange Beach dining and shopping, including COASTAL Restaurant, Orange Beach's newest beachfront restaurant. Just park your car and avoid traffic, because all you need is just across the street. Rental history is steady, and the future income potential is limitless. NEW elevators to be installed in October, no current assessments.



Built in 1995

## Essential Information

MLS® #	349144
Price	\$649,000
Sold Price	\$640,000
Closed Date	2023-07-28
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	25350 Perdido Beach Blvd Unit 803
Area	Orange Beach 1
Subdivision	Silver Beach
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

## Amenities

Amenities	BBQ Area, Meeting Room, Pool - Outdoor
Utilities	Cable Available, Cable Connected
Parking	Parking Lot
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community

## Interior

Interior	Tile
Appliances	Dishwasher, Microwave, Electric Range, Refrigerator

Heating	Electric
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco, Solid Masonry
Roof	Built-Up
Construction	Resale
Foundation	Pilings

## School Information

Elementary	Orange Beach Elementary
High	Orange Beach High

## Additional Information

HOA Fees	516
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Re/max Of Orange Beach
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