

\$769,000 - 26266 Perdido Beach Boulevard Unit 402b, Orange

MLS® #349164

\$769,000

3 Bedroom, 2.00 Bathroom, 1,376 sqft
Residential on 0 Acres

The Palms, Orange Beach, AL

\$65,000+ YEARLY RENTAL PROJECTION
based on real figures from other Palms 3BR rental units. Enjoy panoramic views of the Gulf of Mexico from the large private balcony of this 4th floor unit in The Palms, an impressive, sought-after complex in Orange Beach. Wake up to the sound of waves in the primary bedroom, which is furnished with a plush king mattress, and you will find bedside access through the slider for your morning coffee on the balcony. Finding the perfect location to relax on the beautiful white sand beachfront will be easy at this low-density complex, and with only 40 units in the East building you won't wait long for an elevator. This unit's convenient location in Orange Beach puts you close to outstanding shopping and dining options such as the new Coastal complex. The 3BR, 2 bath unit is open and spacious, featuring granite countertops and tile throughout, and was professionally painted in April 2021 to create a beachy vibe. Unit conveys fully furnished with the exception of owner's personal items. Door lock and linens are owned by rental company. New king mattress in bedroom 2 and updated furniture in bedroom 3 were installed in December 2022. These updates combined with the existing living room sofa sleeper and the king in main bedroom allow the rental to sleep eight. HW heater replaced 2021, HVAC furnace & exterior AC 2020. The Palms will undergo practical and decorative improvements to the balcony railings, sliders,



and exterior storage closets beginning Fall 2023, further enhancing this already desirable complex. SELLERS WILL PROVIDE A \$29,100 CREDIT FOR ASSESSMENTS COMING IN 2024. See documents section for a list of planned upgrades to the building. Make this exceptional 3BR condo in an ideal location YOURS!

Built in 1997

Essential Information

MLS® #	349164
Price	\$769,000
Sold Price	\$787,000
Closed Date	2024-03-22
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,376
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	26266 Perdido Beach Boulevard Unit 402b
Area	Orange Beach 1
Subdivision	The Palms
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	BBQ Area, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Covered Entry, Fitness Center, Internet, Pool - Indoor, Landscaping, Pool - Outdoor, Steam/Sauna, Tennis Court(s)
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Utilities	Cable Connected
Parking	Parking Lot
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), En-Suite, Internet
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
# of Stories	1
Stories	One

Exterior

Exterior	Stucco, Block
Exterior Features	Storage
Windows	Window Treatments
Construction	Resale
Foundation	Pilings

School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

Additional Information

HOA Fees	726
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Goode Realty, Llc
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