

\$549,900 - 453 Dune Drive Unit 508, Gulf Shores

MLS® #350463

\$549,900

3 Bedroom, 2.00 Bathroom, 1,212 sqft
Residential on 0 Acres

The Indies, Gulf Shores, AL

HIGH FLOOR 3 Bedroom 2 Full Bathroom
Great location away from the elevators and clear views to the south and with Large Balcony! Custom upgrades throughout. It's easy to show NOW! Sold furnished with some items excluded. Ready to Rent or Owner Occupy. Nestled between Mobile Bay and the Gulf of Mexico near the end of the Fort Morgan peninsula. This unit has a huge Balcony Overlooking the Beautiful Emerald Waters and our Famous Sugar White Sand Beaches. There is a Luxurious Saltwater Pool with its Cascading Waterfalls and Extra Large Hot Tub. Includes high speed WIFI. New wood plank, tile flooring throughout the entire condo, new custom designed tile marble walk-in showers in both bathrooms. New hot water heater, new paint throughout the condo. New GE washer and dryer and new Samsung refrigerator with icemaker. The AC unit is by Trane in 2017 with a 10 year warranty. This unit Has a leased storage space in the garage! There is a Large Master Bedroom with 9' high ceilings, floor to ceiling sliding glass doors, Private Balcony Entrance, and double sink en'suite bathroom. The Condo is tastefully decorated with Quality and Tranquility. There are Two bay side bedrooms as you enter the condo. Go to the 8th floor sun deck offers a panoramic view of the Gulf of Mexico, Mobile Bay, and Dauphin Island. The exquisite sunsets rival those found in The Caribbean. A marina and food are just a Short Walk to Enjoy! SOLID Association with annual income



from 2 cell towers of nearly 55k helps offset budget!

Built in 2005

Essential Information

MLS® #	350463
Price	\$549,900
Sold Price	\$546,000
Closed Date	2024-04-05
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	453 Dune Drive Unit 508
Area	Fort Morgan
Subdivision	The Indies
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542-7878

Amenities

Amenities	BBQ Area, Covered Entry, Landscaping, Pool - Outdoor, Gated, Water Access-Deeded
Utilities	Cable Connected
Parking	Deeded
View	Indirect Gulf Side
Waterfront	Bay Access (Wlk <=1/4 Mi), Beach Accs (Wlk <=1/4 Mi), Beach Side - Building, Gulf Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community

Interior

Interior	Tile, Laminate
Interior Features	Ceiling Fan(s), High Ceilings, Internet
Appliances	Dishwasher, Disposal, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer/Dryer Stacked
Heating	Central
Cooling	Central Electric (Cool), Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior	Stucco, P-I-P Reinforced Concrete
Exterior Features	Balcony
Lot Description	1-3 acres
Windows	Window Treatments
Roof	See Remarks
Construction	Resale

School Information

Elementary	Foley Elementary
Middle	Foley Middle
High	Orange Beach High

Additional Information

Zoning	PUD
HOA Fees	744
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Sunset Properties Gulf Shores
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