

\$1,075,000 - 29488 Perdido Beach Boulevard Unit 1105, Orange Beach, AL

MLS® #350918

\$1,075,000

3 Bedroom, 4.00 Bathroom, 1,863 sqft
Residential on 0 Acres

Phoenix IX, Orange Beach, AL

Attention Investors: This sought-after condominium near the world-famous Flora Bama generates more than \$80,000 annually in vacation rental income. This is a like new building with an outstanding HOA to ensure the the maintenance of the property. Exterior renovations in progress. Rental projections, history and upcoming rentals are located in additional documents. This spacious and luxurious 3-bedroom, 3.5-bath retreat offers breathtaking views of the Gulf of Mexico. The open floor plan seamlessly connects the living room, dining area, and fully equipped kitchen, allowing for easy entertaining and socializing. The living room features new furnishings, a shiplap accent wall, a flat-screen TV, and large windows that frame the spectacular Gulf views. The master bedroom is a large private oasis, offering commanding Gulf views, a comfortable king-size bed, an ensuite bathroom with a soaking tub, a separate shower, and double vanity sinks. The two additional bedrooms are equally inviting, furnished with queen-size bed in one room, two full-sized beds in the other, and their own private bathrooms, ensuring ample space and privacy for all guests. The condo also includes a half bath for added convenience and a laundry room with a full-size washer and dryer. One of the highlights of this condo is its spacious balcony that overlooks the Gulf of Mexico. Relax and soak up the sun! Phoenix 9 offers a range of resort-style amenities for your enjoyment. Take a refreshing dip in the



Gulf-front swimming pool, relax in the hot tub, or work up a sweat in the fitness center. Direct beach access allows you to easily explore the pristine sands and emerald waters of the Gulf Coast. This property has brand new furnishings, new countertops, and new a/c. Buyers will enjoy immediate income from vacation rentals via Brett-Robinson. Owner may consider partial owner financing for well-qualified buyers with 5.25% interest and three-year balloon. Contact the agent for more details.

Built in 2007

Essential Information

MLS® #	350918
Price	\$1,075,000
Sold Price	\$1,075,000
Closed Date	2023-10-23
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,863
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	29488 Perdido Beach Boulevard Unit 1105
Area	Orange Beach 1
Subdivision	Phoenix IX
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	BBQ Area, Common Lobby, Covered Entry, Fitness Center, Internet, Pool - Indoor, Landscaping, Pool - Outdoor, Steam/Sauna, Tennis Court(s), Gated
Utilities	Cable Available, Cable Connected
Parking	Attached, Assigned, Covered
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Accs (Wlk <=1/4 Mi), Gulf Front - Building
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Tile, Vinyl
Interior Features	Living Room, Ceiling Fan(s), En-Suite, High Ceilings, Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior	Stucco, P-I-P Reinforced Concrete
Exterior Features	Storage
Roof	Built-Up
Construction	Resale

School Information

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

Additional Information

Zoning	Other-See Remarks
HOA Fees	1597
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Exp Realty Southern Branch
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