

# **\$545,000 - 1007 W Beach Boulevard Unit 83, Gulf Shores**

MLS® #351004

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## **\$545,000**

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0 Acres

Edgewater West, Gulf Shores, AL

Popular Edgewater West 8th floor unit available. One of the few condo complexes offering an enclosed balcony for expanded space and the most stunning views in all of Edgewater. The balcony is spacious and boasts sliding windows giving you the option of enjoying airconditioned comfort or fresh ocean breezes. Unforgettable Sunrises and sunsets can be seen from this unit! A feast for the eyes, this unit was beautifully renovated in today's coastal style & soothing colors from top to bottom. No carpet! Tile on all floors. The seller spared no expense and left out no detail with Renovations in 2021 including the kitchen with new stainless appliances, both baths, one with a new walk-in shower, painted throughout, new living room furnishings with a sleeper sofa your guests will love for its upgraded queen mattress. Upscale lighting & fans, HW Heater and New AC also added. New primary mattress set, front door & frame replaced. The complex added hurricane windows in 2016. So many upgrades make this condo a sure hit. Move-in or turnkey rent ready with excellent rental history. Conveys furnished minus all wall decor/art. New elevator installation scheduled for Oct. 23, 2023! and assessment paid in full. Another outstanding feature is the large, 10x5 exterior ground floor storage closet, located on the parking lot side for easy access. Edgewater West is low density and offers such easy access to shopping, dining and entertainment in Gulf Shores. \$35,000 plus in rentals on books to date for 2023. Better hurry



if you want to wake up to the sounds of the gulf from your primary suite. This spectacular unit will go quickly!

Built in 1983

**Essential Information**

MLS® #	351004
Price	\$545,000
Sold Price	\$520,000
Closed Date	2023-12-12
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	1007 W Beach Boulevard Unit 83
Area	Gulf Shores 1
Subdivision	Edgewater West
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	Common Lobby, Pool - Outdoor, Wheelchair Accessible
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

Appliances                              Dishwasher, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer

Heating                                      Electric

# of Stories                                1

Stories                                        One

**Exterior**

Exterior                                      Stucco, P-I-P Reinforced Concrete

Exterior Features                      Storage, Termite Contract

Construction                              Resale

Foundation                                Pilings

**School Information**

Elementary                                Gulf Shores Elementary

Middle                                       Gulf Shores Middle

High     Gulf Shores High

**Additional Information**

HOA Fees                                    450

HOA Fees Freq.                          Monthly

**Listing Details**

Listing Office                              Goode Realty, Llc

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