

\$355,000 - 25293 Perdido Beach Boulevard Unit 24, Orange

MLS® #351070

\$355,000

2 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0 Acres

Mariner Lakes, Orange Beach, AL

Nestled in Orange Beach, Alabama's idyllic Mariner Lakes community, this two-story, two-bedroom, two-and-a-half-bath condo embodies coastal comfort. As you enter the 1,132-square-foot space, you're immediately welcomed into a cozy living room, equipped with an electric fireplace and large flat-screen TV, which seamlessly transitions into a well-appointed galley-style kitchen. The adjacent dining area accommodates up to six guests and is further complemented by two bar stools. A conveniently located hallway near the staircase houses an owner's closet, a half bath, and a laundry nook complete with a stackable washer and dryer. The second floor features two ensuite bedrooms: the primary bedroom, boasting a king-size bed and a well-lit vanity area, offers views of the community pool, while the guest bedroom has a queen-size bed and overlooks the verdant Gulf State Park. Additional amenities include a spacious 19-foot-deep garage with a newly upgraded golf cart, a fully stocked mini-fridge, multiple bicycles, and abundant beach gear. Recent updates for this unit include a new roof and exterior siding in 2021, New HVAC and flooring, an upgraded golf cart, popcorn ceiling & skylights removed and repainted in May of 2022, and all new kitchen appliances as of June 2023. This self-managed vacation rental has consistently generated significant income as an investment, earning \$37,678 in 2021, \$31,748 in 2022, and \$33,795 in 2023.

Mariner Lakes stands out as a serene and



well-situated community, positioned directly across from the Gulf's emerald waters and pristine beaches and bordered by some of the area's best walking and biking trails. Furthermore, its strategic location ensures convenient access to dining, shopping, and entertainment options, making it both an ideal residence and a lucrative investment opportunity.

Built in 1984

Essential Information

MLS® #	351070
Price	\$355,000
Sold Price	\$345,000
Closed Date	2023-12-15
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Townhouse
Status	Closed

Community Information

Address	25293 Perdido Beach Boulevard Unit 24
Area	Orange Beach 1
Subdivision	Mariner Lakes
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	BBQ Area, Clubhouse, Fitness Center, Fencing, Pool - Outdoor, Tennis
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	Court(s), Gated
Utilities	Cable Available, Cable Connected
Parking Spaces	2
Parking	Detached
View	Pool Area View
Waterfront	Beach Accs (Wlk <=1/4 Mi), Deeded Access, Gulf Accs (Wlk <=1/4 Mi), No Waterfront
Has Pool	Yes
Pool	Community

Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), High Ceilings, Storage
Appliances	Dishwasher, Disposal, Microwave, Electric Range, Refrigerator, Washer/Dryer Stacked
Heating	Electric, Central
Cooling	Central Electric (Cool)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior	Vinyl Siding, Wood Frame
Exterior Features	Storage
Lot Description	Less than 1 acre
Windows	Window Treatments
Roof	Composition
Construction	Resale
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

HOA Fees	527
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HOA Fees Freq. Monthly

Listing Details

Listing Office Re/max Of Orange Beach

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