

\$1,170,000 - 23450 Perdido Beach Boulevard Unit 1706, Orange Beach, AL

MLS® #351597

\$1,170,000

3 Bedroom, 4.00 Bathroom, 1,959 sqft

Residential on 9 Acres

Phoenix West II, Orange Beach, AL

Motivated Seller - Bring Offer! This stunning seventeenth floor Gulf front condo in Phoenix West II is priced to sell! Seller may be willing to buy down your interest rate! The elegant and spacious condo boasts an open-concept layout with 1,948 square feet of luxurious living space. As you approach the kitchen, which effortlessly flows into the living area, you are welcomed by a wall of floor to ceiling impact glass offering sweeping Gulf views, an abundance of natural light, and a seamless connection between the interior of the unit and the over-sized balcony. The upgraded kitchen features granite countertops, a glass tile mosaic backsplash, stainless steel appliances, an elevated bar with seating for four, and a tiled bar splash. The tastefully furnished unit also boasts tile floors in the common areas, crown molding throughout, high ceilings, a wet bar with granite countertops and an ice-maker, a full-size washer and dryer, and a private storage unit on the fourteenth floor. The large master suite offers Gulf views, a double vanity, large walk-in shower, separate jetted tub, private water closet, and a massive walk-in closet. The condo generated over \$77,000 in gross rental revenue in 2022 and has over \$67,000 on the books for 2023 (as of 08/28/2023). Phoenix West II has one of the finest amenity packages on the Gulf coast including an owners-only elevator, lazy river, outdoor pool, indoor pool, kiddie pool, spa, sauna, fitness center, game room, covered parking, and 24-hour security. Additionally, the



Association has recently approved an
"Enhancement Project" that will include
the installation of a new pool, the
establishment of a restaurant and bar/grill
operation, an improved splash pad, the
creation a souvenir shop, additional restrooms,
and a pavilion to cover to the grilling area.
These improvements will be paid from
reserves with no assessment to the owners; a
time line for implementation of the project has
not been established.

Built in 2013

Essential Information

MLS® #	351597
Price	\$1,170,000
Sold Price	\$1,100,000
Closed Date	2024-01-15
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,959
Acres	9.38
Year Built	2013
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	23450 Perdido Beach Boulevard Unit 1706
Area	Orange Beach 1
Subdivision	Phoenix West II
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	BBQ Area, Common Lobby, Covered Entry, Fitness Center, Pool - Indoor, Pool
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- Kiddie, Landscaping, On-Site Management, Pool - Outdoor, Steam/Sauna, Tennis Court(s), Gated, Lazy River

Parking	Attached, Covered
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Carpet, Tile
Interior Features	High Ceilings, Storage
Appliances	Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
# of Stories	1
Stories	One

Exterior

Exterior	Stucco, Solid Masonry, P-I-P Reinforced Concrete
Exterior Features	Storage
Construction	Resale

School Information

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

Additional Information

HOA Fees	1223
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Re/max Of Orange Beach
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