

\$387,000 - 16728 County Road 6 Unit 503, Gulf Shores

MLS® #351847

\$387,000

2 Bedroom, 2.00 Bathroom, 1,290 sqft

Residential on 1 Acres

Sunset Bay@Bon Secour IV II, Gulf Shores, AL

Motivated seller! Waterfront living at its finest in this gated, beautiful complex and community on the intercoastal waterway. A boaters/fisherman's paradise. Quick access to mobile bay and Lulu's. A little further and you're in Orange Beach. The location of this unit is the best in the building. Top floor, with panoramic views of the Intracoastal waterway, Sunset Bay yacht basin and Bon Secour wildlife refuge. This unit offers Custom features rarely found in a condo. 10' smooth ceilings, 8' solid wood doors, an abundance of windows, gas fireplace, crown molding and more. The Kitchen features SS appliances, Lots of granite counter space and bar seating, a gas range and plenty of beautiful 42" cabinets. Travertine tile through out the main living areas and bathrooms and high quality laminate in the bedrooms. The Large master suite features a beautiful solid wood sliding glass door that opens up to the spacious balcony and views. The attached master bath has Granite counters with a double vanity, separate shower, large jetted tub and separate water closet. Bedroom 2 has its own spacious bath and double closets. Your Deeded Boat slip #27 with 8000 #lift conveys and is just a short scenic walk away as is the pool and hot tub. The yacht club offers a fitness center, library and a great place together. You will enjoy how peaceful and quiet this locations is and watching the wildlife, boats passing by and star gazing at night. All this and still only and a short distance away from the beaches,



shopping and the heart of Gulf Shores. There simply is nothing that compares. High end below market value! HOA covers everything including gas with the exception of electric. The boat slip can be sold to other owners in the community if desired. Every unit has one assigned and one free parking space.

Built in 2007

Essential Information

MLS® #	351847
Price	\$387,000
Sold Price	\$372,000
Closed Date	2023-12-12
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,290
Acres	0.71
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	16728 County Road 6 Unit 503
Area	Gulf Shores 2
Subdivision	Sunset Bay@Bon Secour IV II
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	BBQ Area, Clubhouse, Fitness Center, Landscaping, Pool - Outdoor, Gated
Utilities	Propane
Parking	Covered, Parking Lot
View	Direct Bay Front, Direct ICW Front, Western View

Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), Creek Accs (Wlk <=1/4 Mi), ICW Accs (Wlk <=1/4 Mi), ICW Front - Building
Has Pool	Yes
Pool	Community, Association

Interior

Interior	Tile, Wood
Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
Cooling	Central Electric (Cool), Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	1
Stories	One

Exterior

Exterior	Concrete Board, Wood Frame
Exterior Features	Storage
Construction	Resale
Foundation	Pilings

School Information

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

Additional Information

HOA Fees	600
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Marmac Real Estate Coastal
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