

\$399,900 - 1149 W Beach Boulevard Unit F1, Gulf Shores

MLS® #351865

\$399,900

2 Bedroom, 2.00 Bathroom, 1,030 sqft
Residential on 0 Acres

Sundial, Gulf Shores, AL

This 2 bed / 2 bath beachfront condo represents an exceptional opportunity for both leisure and investment. A rare find on West Beach, this unit boasts over 1,000 square feet of living space plus a generously sized balcony. Located prominently in the heart of Gulf Shores, Sundial offers an array of amenities including private gated beach access, a barbecue area, a Gulf-facing community pool, elevator access and dedicated / assigned parking. With convenient access to a variety of essential services, you won't need to leave the premises. Across the street you'll find a grocery store, a liquor store, an ice cream parlor, a seafood market and one of the area's best beach bar / restaurant. Sundial is meticulously maintained and rarely experiences turnover in ownership. The recent roof replacement in 2020 underscores the commitment to property upkeep. Exterior trim painting has been scheduled for this fall, as well. This fully furnished and charming condominium presents an enticing proposition for investors and owner / occupants alike. Low monthly HOA fees and an absence of any recurring assessments makes this condo a must see. The sellers have ordered new windows and a sliding patio door. These items will be installed as soon as they arrive this fall. Broker owned.

Built in 1985



Essential Information

MLS® #	351865
Price	\$399,900
Sold Price	\$392,500
Closed Date	2023-12-26
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	1985
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	1149 W Beach Boulevard Unit F1
Area	Gulf Shores 1
Subdivision	Sundial
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	BBQ Area, Fencing
Utilities	Cable Connected
Parking	Assigned, Covered
View	Indirect Gulf Side
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Association

Interior

Interior	Laminate, Tile
Interior Features	Ceiling Fan(s), Internet
Appliances	Dishwasher, Disposal, Ice Maker, Microwave, Electric Range, Refrigerator, Washer/Dryer Stacked

Heating	Central, Floor Furnace
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

Exterior

Exterior	Hardboard, Wood Frame
Construction	Resale
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

HOA Fees	428
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Coast 2 Coast Properties
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