

# **\$625,000 - 527 Beach Club Trail Unit C607, Gulf Shores**

MLS® #352246

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## **\$625,000**

2 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0 Acres

The Beach Club, Gulf Shores, AL

\$10,000 credit to buyer at closing! Use for upgrades or future operating costs! Gulf Front 2 Bedroom condo in Catalina Tower! This non-rental condo has been lovingly cared for by the owners and includes many upgrades! KITCHEN includes stainless steel appliances, double oven, upgraded cabinets, granite countertops, double sink, upgraded fixtures. Condo has tile floors throughout along with crown molding. Water heater (2021), HVAC (2015) with 10 year warranty, washer & dryer (2018). MASTER BATH has upgraded jetted tub with glass shower doors & tiled walls, granite countertops, upgraded cabinets & Delta fixtures. Raised toilets with slow closing lids. STORM SHUTTERS for extra value & protection! RENTALS: Non-rental, uploaded projection up to \$55k+ annually. RESORT AMENITIES: Access to Gulf Front Catalina Tower pool and hot tub. Other activities available are water sports, basketball, spa/salon, restaurant, lounge; more food & shopping outlets. OPTIONAL CLUB MEMBERSHIP: Club Membership gives access to the Clubhouse outdoor/indoor pools, hottubs, fitness center, locker rooms, steam/sauna, and tennis. Membership start-up fee is \$3000 (refundable) & \$125/mo (in addition to monthly condo dues). The Spa/salon, restaurants, food & shopping outlets, and lounges are open to the public and do not require a membership.

Built in 1998



Essential Information

MLS® #	352246
Price	\$625,000
Sold Price	\$615,000
Closed Date	2024-03-12
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	527 Beach Club Trail Unit C607
Area	Fort Morgan
Subdivision	The Beach Club
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	Common Lobby, Covered Entry, Fitness Center, Gazebo, Landscaping, On-Site Management, Pool - Outdoor, Steam/Sauna, Tennis Court(s), Gated, Water Access-Deeded, Optional Club
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, High Ceilings, Internet, Storage

Appliances	Dishwasher, Disposal, Double Oven, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric, Central
Cooling	Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior	EIFS, Steel Frame
Exterior Features	Storage
Lot Description	Waterfront
Windows	Window Treatments
Construction	New Construction

## School Information

Elementary	Foley Elementary
Middle	Foley Middle
High	Foley High

## Additional Information

HOA Fees	766
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Re/max Of Orange Beach
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