

# **\$635,000 - 527 Beach Club Trail Unit C404, Gulf Shores**

MLS® #352563

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## **\$635,000**

2 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0 Acres

The Beach Club, Gulf Shores, AL

Price Just REDUCED! Motivated Sellers are offering Buyer a \$10,000 escrow account for potential 2024 Special Insurance Assessment occurring by 6/15/24. Beautifully and COMPLETELY updated fourth floor beachfront condo located in the Catalina Tower at The Beach Club Resort on Fort Morgan Peninsula near Gulf Shores can be yours and NO work is needed! Even the water heater is brand new! The quality furnishings, kitchen and bathroom updates are a "Must See"! You can enjoy the view of the sugar white sand beach from the balcony or from inside the living area or primary bedroom. The unit has been privately owned so there is no wear and tear plus it's easy to get a showing appointment, however, it would be a great rental. This premier resort features an endless beach away from it all and amenities which include sparkling pools, tennis courts, several restaurants with bars, fitness center and much more. All items transfer in the sale. Owner may bring up to 2 dogs and parking is unlimited. All measurements, amounts and info deemed accurate, but buyer or buyer agent should verify.



Built in 1998

## **Essential Information**

MLS® #	352563
Price	\$635,000
Sold Price	\$618,000

Closed Date	2024-02-16
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 C404
Area	Fort Morgan
Subdivision	The Beach Club
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	BBQ Area, Clubhouse, Common Lobby, Condo 2-Bdrms in Complex, Conference Center, Covered Entry, Fitness Center, Fencing, Game Room, Gazebo, Internet, Pool - Indoor, Pool - Kiddie, Landscaping, Meeting Room, On-Site Management, Pool - Outdoor, Steam/Sauna, Tennis Court(s), Gated, Optional Club, Playground
Utilities	Cable Connected
Parking	Parking Lot
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Beach Accs (Wlk <=1/4 Mi), Beach Side - Building, Gulf Accs (Wlk <=1/4 Mi), Gulf Front - Building, Tier 1
Has Pool	Yes
Pool	Community, In Ground, Indoor, Association

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), En-Suite, Internet, Sauna/Steam Shower, Storage
Appliances	Dishwasher, Microwave, Electric Range, Refrigerator w/Ice Maker,

	Washer/Dryer Stacked
Heating	Electric, Central
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

## Exterior

Exterior	EIFS, Glass
Exterior Features	Condo Balc Grill Allowed, Irrigation Sprinkler, Outdoor Shower, Storage, Termite Contract
Windows	Window Treatments
Construction	Resale
Foundation	Pillar/Post/Pier, Pilings

## School Information

Elementary	Foley Elementary,Foley Intermediate
Middle	Foley Middle
High	Foley High

## Additional Information

Zoning	Outside Corp Limits,PUD,Single Family Residence
HOA Fees	594
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Keller Williams Agc Realty - Orange Beach
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