

# \$815,000 - 26201 Perdido Beach Boulevard Unit 9, Orange B

MLS® #353481

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## \$815,000

3 Bedroom, 3.00 Bathroom, 2,108 sqft

Residential on 0 Acres

Sherrill's Landing, Orange Beach, AL

Beautiful New Construction home with water view, BOAT SLIP, and deeded beach access! This home is nestled among beautiful oak trees in the charming waterfront community of Sherrill's Landing. Fortified Gold Construction. There is plenty of room for entertaining with this large open floor plan and spacious covered back porch. This home features GE Cafe appliances including a gas range, under-cabinet ice maker, 10' ceilings downstairs, quartz countertops, custom cabinets, luxury vinyl plank flooring, tile flooring in the bathrooms, custom wood closet shelving, custom tiled showers, on demand water heater, and tasteful coastal finishes! X Zone "flood insurance not required. Sherrill's Landing is located on Cotton Bayou and features a community dock with boat slips and deeded beach access across the street. Conveniently located to Perdido Pass and many of Orange Beach's popular shopping and dining options. Come enjoy all that Orange Beach has to offer! Vacation rentals are not allowed in this neighborhood.



Built in 2023

## Essential Information

|             |            |
|-------------|------------|
| MLS® #      | 353481     |
| Price       | \$815,000  |
| Sold Price  | \$795,000  |
| Closed Date | 2023-11-10 |

|                |              |
|----------------|--------------|
| Bedrooms       | 3            |
| Bathrooms      | 3.00         |
| Full Baths     | 2            |
| Half Baths     | 1            |
| Square Footage | 2,108        |
| Acres          | 0.03         |
| Year Built     | 2023         |
| Type           | Residential  |
| Sub-Type       | Raised Beach |
| Style          | Raised Beach |
| Status         | Closed       |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 26201 Perdido Beach Boulevard Unit 9 |
| Area        | Orange Beach 1                       |
| Subdivision | Sherrill's Landing                   |
| City        | Orange Beach                         |
| County      | Baldwin                              |
| State       | AL                                   |
| Zip Code    | 36561                                |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Water Access-Deeded                                  |
| Parking Spaces | 2                                                    |
| Parking        | Side Entrance                                        |
| View           | Indirect Bayou Side                                  |
| Is Waterfront  | Yes                                                  |
| Waterfront     | Bayou Accs (Wlk <=1/4 Mi), Beach Accs (Wlk <=1/4 Mi) |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior          | Other Floors-See Remarks, Tile, Vinyl                                                       |
| Interior Features | Ceiling Fan(s), High Ceilings                                                               |
| Appliances        | Dishwasher, Disposal, Microwave, Gas Range, Refrigerator w/Ice Maker, Tankless Water Heater |
| Heating           | Electric                                                                                    |
| Cooling           | Ceiling Fan(s)                                                                              |
| Stories           | Two                                                                                         |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Concrete Board, Fortified-Gold                  |
| Exterior Features | Termite Contract                                |
| Lot Description   | Less than 1 acre, Zero Lot Line, Elevation-High |
| Windows           | Window Treatments                               |
| Roof              | Metal                                           |
| Construction      | New Construction                                |
| Foundation        | Pilings                                         |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Orange Beach Elementary |
| Middle     | Orange Beach Middle     |
| High       | Orange Beach High       |

**Additional Information**

|                |          |
|----------------|----------|
| HOA Fees       | 750      |
| HOA Fees Freq. | Annually |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coastal Living Properties, Llc |
|----------------|--------------------------------|

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