

# **\$535,000 - 407 W Beach Boulevard Unit 774, Gulf Shores**

MLS® #353622

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## **\$535,000**

2 Bedroom, 2.00 Bathroom, 821 sqft

Residential on 0 Acres

Island Winds West, Gulf Shores, AL

Nicely updated Gulf front condo at one of the best rental complexes along the Alabama coast! Upon entering the kitchen and living areas, you are welcomed by a wall of floor to ceiling impact glass allowing for an abundance of natural light and creating a seamless connection between the interior of the unit and its breathtaking coastal surroundings. The condo features an upgraded kitchen with granite countertops, a tiled backsplash, bar seating, and beautiful beach views. The Gulf front master suite offers expansive Gulf views, a king bed, and a large walk-in shower. The condo generated over \$43,000 in gross rental revenue in 2022 and \$41,270 in 2023. As of 1/10/24, there was over \$12,000 on the books for 2024. Island Winds West is perfectly situated less than 4/10 of a mile from Hwy 59, is adjacent to the Gulf Place public beach, and is only steps to the Hangout and other dining and shopping attractions. The condo's convenient location makes it one of the most highly sought-after complexes in Gulf Shores. Recent complex upgrades include a new roof, new boardwalk to the beach with synthetic decking, a new fitness center on the first floor, and four first come first serve covered parking spaces. Owners and guests are able to enjoy an extensive amenity package including an outdoor heated pool, kiddie pool, barbecue area, exercise room, and on-site vending. Don't wait – the time to buy is now!



Built in 1983

**Essential Information**

MLS® #	353622
Price	\$535,000
Sold Price	\$525,000
Closed Date	2024-04-03
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	407 W Beach Boulevard Unit 774
Area	Gulf Shores 1
Subdivision	Island Winds West
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	BBQ Area, Common Lobby, Fitness Center, Gazebo, Pool - Kiddie, Landscaping, Pool - Outdoor
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, Vinyl
Interior Features	Ceiling Fan(s), Internet
Appliances	Dishwasher, Disposal, Microwave, Electric Range, Refrigerator w/Ice Maker,

	Washer/Dryer Stacked
Heating	Electric, Heat Pump
Cooling	Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior	Stucco, Solid Masonry, P-I-P Reinforced Concrete
Construction	Resale

## School Information

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

## Additional Information

HOA Fees	803
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Re/max Of Orange Beach
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