

# **\$434,900 - 1117 W Beach Boulevard Unit 304, Gulf Shores**

MLS® #354505

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## **\$434,900**

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0 Acres

Seacrest, Gulf Shores, AL

Back on Market at no fault of the seller.

Pending release of sale. Sugar white sand and crystal clear waters are awaiting you at

Seacrest in Gulf Shores, AL! This beautiful low-density condo building sits directly on the coastline boasting breathtaking views of the Gulf of Mexico. Inside the building, 2 elevators are available to take you quickly to your unit on the third floor. As you enter unit 304, a hallway/landing welcomes you into the light-filled space. To your right, the bedroom has a king size bed, clothes closet and a north facing window. Back in the hall, a built-in bunk is to the left and the full updated bathroom is immediately to your right. In-unit laundry is a must at the beach, a stackable unit fulfills those needs just off of the kitchen in the laundry closet. The main living area is open and airy with a full kitchen, spacious living room, and dining/eating bar space. The inside of this unit is turnkey and ready to enjoy, but we are here for the beach and there is no better place to bask in the sun and take in the emerald water views than from the oversized balcony. After hours of salty seaside memories being made, retreat back to Seacrest and take a dip in the swimming pool or hot tub and take in another sunset from paradise. This unit is currently in a rental program and would make an excellent vacation rental to add to your portfolio or a unit for personal use. Buyer or buyer's agent to verify all pertinent information.



Built in 1996

**Essential Information**

MLS® #	354505
Price	\$434,900
Sold Price	\$421,500
Closed Date	2024-01-19
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	1117 W Beach Boulevard Unit 304
Area	Gulf Shores 1
Subdivision	Seacrest
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

**Amenities**

Amenities	Pool - Outdoor
Parking	None
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community

**Interior**

Interior	Tile
Appliances	Electric Range
Cooling	Central Electric (Cool)
# of Stories	1
Stories	One

**Exterior**

Exterior	Stucco, 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	340
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Jpar Gulf Coast - Orange Beach
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