

# **\$344,000 - 728 W Beach Boulevard Unit 212, Gulf Shores**

MLS® #354532

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## **\$344,000**

2 Bedroom, 2.00 Bathroom, 792 sqft

Residential on 0 Acres

Lani Kai, Gulf Shores, AL

Come experience the beauty of coastal living at this West Beach gem! Boasting an UNOBSTRUCTED BEACH VIEW and situated just 0.7 miles from Hwy 59 and the vibrant 'Hangout,' this corner unit is a dream come true. Ideal as a great rental condo or second home, enjoy the white sand vistas and the relaxing waves of the sparkling Gulf waters from your private balcony! The meticulously remodeled 2-bedroom, 2-bath oasis features vaulted ceilings, with 2019 upgrades including luxurious LVP flooring throughout, a new composite deck on balcony with a motorized storm shutter, sleek granite counters, tiled backsplash, new cabinets and stainless steel appliances. Indulge in the convenience of a stackable washer/dryer, unwind in the tiled master shower or soak away stress in the relaxing tub after a blissful day at your deeded beach access. Your comfort is paramount, with the recent 2020 replacement of the air conditioning unit ensuring a cool retreat on hot days. This property comes complete with 2 covered parking spaces beneath the unit, and the amenities are unparalleled – two pools (one exclusively for adults), BBQ grills, green spaces, picnic tables, and a recently replaced roof in 2021. Don't miss the chance to own this coastal paradise where luxury and convenience seamlessly blend!

Built in 1980

## **Essential Information**



MLS® #	354532
Price	\$344,000
Sold Price	\$355,000
Closed Date	2023-12-13
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	792
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	728 W Beach Boulevard Unit 212
Area	Gulf Shores 2
Subdivision	Lani Kai
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

### Amenities

Amenities	BBQ Area, Pool - Outdoor, Water Access-Deeded
Utilities	Cable Connected
Parking	Covered
View	Direct Gulf-Across Rd
Waterfront	Beach Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Pool	Community, Association

### Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), En-Suite
Appliances	Dishwasher, Disposal, Microwave, Electric Range, Refrigerator, Washer/Dryer Stacked
Cooling	Central Electric (Cool)
# of Stories	1

Stories	One
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**Exterior**

Exterior	Wood Siding, Wood Frame
Construction	Resale

**School Information**

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

**Additional Information**

HOA Fees	350
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	Re/max Of Orange Beach
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