

\$1,249,000 - 23450 Perdido Beach Boulevard Unit 1009, Orange Beach, AL

MLS® #354735

\$1,249,000

3 Bedroom, 4.00 Bathroom, 1,959 sqft
Residential on 9 Acres

Phoenix West II, Orange Beach, AL

Highly desired parking level condo at Phoenix West II! The condo's open floor plan and large Gulf front living area are ideal for entertaining family and friends. Upon entering the kitchen, you are welcomed by a wall of floor to ceiling impact glass immersing you in an abundance of natural light and expansive views of the Gulf of Mexico. The unit features an upgraded kitchen equipped with stainless steel appliances, granite countertops, white cabinetry, tile backsplash, and an elevated bar with seating for four. The recently updated and beautifully furnished unit also boasts freshly painted walls and cabinets throughout, tile floors in the living areas, new luxury vinyl plank floors in the bedrooms, large crown molding and base boards, high ceilings, a wet bar with granite countertops, a full-size washer and dryer, and a private heated and cooled storage unit on the fourteenth floor. The large primary suite offers Gulf views and an en-suite bathroom with a double vanity, large walk-in shower, separate jetted tub, private water closet, and a massive walk-in closet. Perfectly situated on the 10th floor parking deck, the unit allows for easy drive-up access without waiting on an elevator. The condo has generated \$62,900 this year with heavy owner usage during holidays and peak seasons. This unit has potential to reach around \$100K a year in gross rental income! Phoenix West II boasts one of the finest amenity packages on the Gulf coast including an owners-only service elevator, lazy river, outdoor pool,



indoor pool, kiddie pool, spa, sauna, fitness center, game room, covered parking, and 24-hour security. The HOA has reserved the funds to approve an "enhancement project" which includes an additional pool, bar/grill, souvenir shop, improved splash pad, and more. Donâ€™t wait â€“ the time to buy is now!

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | 354735 |
| Price | \$1,249,000 |
| Sold Price | \$1,175,000 |
| Closed Date | 2024-01-12 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,959 |
| Acres | 9.19 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Condominium |
| Status | Closed |

Community Information

| | |
|-------------|-----------------------------------------|
| Address | 23450 Perdido Beach Boulevard Unit 1009 |
| Area | Orange Beach 1 |
| Subdivision | Phoenix West II |
| City | Orange Beach |
| County | Baldwin |
| State | AL |
| Zip Code | 36561 |

Amenities

| | |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Common Lobby, Fitness Center, Game Room, Pool - Indoor, Pool - Kiddie, Landscaping, Pool - Outdoor, Steam/Sauna, Tennis Court(s), Other |
| Utilities | Cable Connected |

| | |
|---------------|------------------------|
| Parking | Covered |
| 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), En-Suite, High Ceilings, Internet, Wet Bar |
| Appliances | Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Electric Range, Refrigerator, Washer |
| Heating | Electric |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|--------------|-----------------------------------|
| Exterior | Stucco, P-I-P Reinforced Concrete |
| Construction | Resale |

School Information

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

Additional Information

| | |
|----------------|---------|
| HOA Fees | 1222 |
| HOA Fees Freq. | Monthly |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Re/max Of Orange Beach |
|----------------|------------------------|

The data relating to real estate for sale on this website comes from the Baldwin County Association Of REALTORS®. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.

Listing information last updated on May 9th, 2024 at 4:00pm CDT