

\$945,000 - 27580 Canal Road Unit 1307, Orange Beach

MLS® #354816

\$945,000

3 Bedroom, 3.00 Bathroom, 1,787 sqft
Residential on 9 Acres

Phoenix On The Bay, Orange Beach, AL

Nestled in the heart of Orange Beach, this stunning condo offers a luxurious retreat with 3 bedrooms, 3 bathrooms, and over 1700 square feet of living space. The panoramic views from this unit are truly spectacular. The condo is being sold fully furnished. Notably, it includes a boat slip, boat lift. The boat slip (#7) backs into deep water on the first pier and comes with a seven-foot rod box. The sellers have maintained this unit impeccably and have never rented it out. A significant perk of this unit is its positioning, receiving ample afternoon shade. The complex itself boasts an array of amenities, such as a lazy river, pool, splash pad, putting green, and more, catering to a resort-like lifestyle. Recent upgrades include new 100% waterproof vinyl flooring installed in 2021. A Custom full-length blinds in the living room and master bedroom ensure privacy, with blackout blinds in the master for complete seclusion. Essential comforts have been attended to with a new air conditioner in 2021 and a tankless water heater (Stiebel Eltron) added in 2022. The kitchen features upscale appliances installed between 2021 and 2022, including a Samsung refrigerator with a picture screen and Bluetooth capabilities. A Speed Queen full-size stack washer and dryer, a brand new Frigidaire dishwasher, and a Frigidaire Gallery Range with a built-in Air Fryer. The kitchen is a standout, boasting full custom cabinetry, exotic granite countertops, and a new Kohler Elite kitchen faucet. New ceiling fans, fresh paint



throughout, and a third-floor location with parking on the same level eliminate the need for waiting on elevators. The master bathroom underwent a complete remodel, featuring a custom shower, a free-standing tub, an electric fireplace, floor-to-ceiling stonework, and a custom-built double vanity with quartz countertops, exuding luxury and sophistication. Additionally, each unit includes an 8â€™™ x 10â€™™ storage unit on the same floor.

Built in 2003

Essential Information

MLS® #	354816
Price	\$945,000
Sold Price	\$925,000
Closed Date	2024-03-14
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,787
Acres	9.16
Year Built	2003
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	27580 Canal Road Unit 1307
Area	Orange Beach 1
Subdivision	Phoenix On The Bay
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	BBQ Area, Fitness Center, Fishing, Gazebo, Internet, Pool - Indoor, Pool -
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	Outdoor, Steam/Sauna, Tennis Court(s), Gated, Playground
Utilities	Sewer Available, Water Available
Parking	See Remarks, Covered, Parking Lot
View	Direct Bay Front
Is Waterfront	Yes
Waterfront	Bay Access (Wlk <=1/4 Mi), Bay Front - Building
Has Pool	Yes
Pool	Community

Interior

Interior	Carpet, Vinyl
Interior Features	Breakfast Bar, Elevator, En-Suite, Internet, Sauna/Steam Shower, Wet Bar
Appliances	Dishwasher, Disposal, Microwave, Cooktop
Heating	Heat Pump
# of Stories	1
Stories	One

Exterior

Exterior	Stucco, Block
Construction	Resale
Foundation	Slab

School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Gulf Shores High

Additional Information

HOA Fees	980
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Keller Williams Realty Gulf Co
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