

# **\$226,500 - 23044 Perdido Beach Boulevard Unit 218, Orange**

MLS® #354849

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## **\$226,500**

0 Bedroom, 1.00 Bathroom, 392 sqft

Residential on 4 Acres

Sugar Beach, Orange Beach, AL

Nestled in the heart of Orange Beach, AL, this efficiency-style condo at Sugar Beach offers an unparalleled blend of comfort and convenience. A short, barefoot walk leads you directly to the beautiful beach, a perfect start to your day! Sugar Beach is one of the few buildings in the area with its own Snack Bar, serving food, beach essentials, and even alcohol. This condo community caters to all, featuring three large outdoor pools, including one heated option for cooler days, and a fully-gated kiddie pool. For those who love outdoor activities, the tennis courts await your match, and the grilling and picnic areas are perfect for a delightful outdoor meal. Security and convenience are paramount here, with guarded entry and onsite covered parking adding to the enjoyment of your stay. The raised sunset deck invites you to enjoy breathtaking views, while the new boardwalk and rinse station add a touch of practicality to your beach days. Sugar Beach's location is truly enviable. Located right on the famous white-sand beaches, this condo is just a stone's throw from Gulf State Park and only a 4-minute walk to the Hugh S. Branyon Backcountry Trail & Rosemary Dunes Trailhead – perfect to enjoy hiking or biking. The condo itself is a turnkey, fully furnished haven, ready to rent out or to enjoy as your personal retreat. Its current rating of 4.7/5 on VRBO with 191 reviews speaks volumes about its appeal and guest satisfaction. The interior boasts a private



balcony with serene Gulf and Pool views, ideal for morning coffees or evening relaxation. The kitchen is equipped with a comprehensive appliance package, and the convenience of a stackable washer/dryer. Decorated in a charming seaside theme, the condo includes a comfortable queen bed and a new leather sleeper sofa, accommodating up to four guests. Itâ€™s not just a condo; itâ€™s a slice of beachside paradise. With over \$25k in gross rental income YTD, this property is not just a delightful getaway but also a great investment.

Built in 1985

**Essential Information**

MLS® #	354849
Price	\$226,500
Sold Price	\$226,500
Closed Date	2024-02-16
Bathrooms	1.00
Full Baths	1
Square Footage	392
Acres	3.99
Year Built	1985
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	23044 Perdido Beach Boulevard Unit 218
Area	Orange Beach 1
Subdivision	Sugar Beach
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

**Amenities**

Amenities	BBQ Area, Condo 1-Bdrms in Complex, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Condo 4-Bdrms in Complex, Covered Entry, Internet, Pool - Kiddie, Landscaping, On-Site Management, Pool - Outdoor, Tennis Court(s), Gated, Condo-Effic in Complex, Water Access-Deeded
Utilities	Cable Available
Parking Spaces	1
Parking	Attached, Covered
View	Indirect Gulf Side, Pool Area View
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community, Association

### **Interior**

Interior	Tile
Interior Features	Eat-in Kitchen, Entrance Foyer, Living Room, Ceiling Fan(s), Internet, Storage
Appliances	Dishwasher, Microwave, Electric Range, Refrigerator, ENERGY STAR Qualified Appliances
Heating	Wall Furnace
Cooling	Ceiling Fan(s), ENERGY STAR Qualified Equipment
Fireplaces	None
# of Stories	1
Stories	One

### **Exterior**

Exterior	Concrete Board, Stucco, Solid Masonry
Windows	Window Treatments, Double Pane Windows
Roof	See Remarks
Construction	Resale
Foundation	Pilings

### **School Information**

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

### **Additional Information**

Zoning	2+ Family Residence
HOA Fees	245

HOA Fees Freq.      Monthly

## **Listing Details**

Listing Office      Elite Real Estate Solutions, Llc

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