

\$315,000 - 1159 W Beach Boulevard Unit 107, Gulf Shores

MLS® #355898

\$315,000

2 Bedroom, 1.00 Bathroom, 520 sqft
Residential on 0 Acres

Sunrise Village, Gulf Shores, AL

Don't miss your chance to own this amazing Condo located steps from the beautiful emerald waters and white sands of the Gulf of Mexico. This condo is an amazing rental with over \$55,000 in gross rentals in 2023. This amazing 2 bedroom unit will be sold turn key and ready to rent immediately with a heated pool and assigned reserved parking. Sellers have maintained the unit meticulously. HVAC has been serviced every 6 months, additional pest control maintenance plan in place, Dryer lint cleaning done regularly, deep cleanings done regularly in addition to cleanings in between guests stays. Beach toys, umbrellas and beach chairs that are currently for guest use will be included. Leaving Footprints 2, as it is called, is a rental machine. Guest reviews rave about the location to the beach, the cleanliness, the attention to detail, ease of parking, proximity of shops and restaurants and much more. Seller self manages. There was an additional assessment this year of \$270 for insurance and the board has worked to keep it low.



Built in 1982

Essential Information

MLS® #	355898
Price	\$315,000
Sold Price	\$330,000
Closed Date	2024-01-30

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	520
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	1159 W Beach Boulevard Unit 107
Area	Gulf Shores 1
Subdivision	Sunrise Village
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	Pool - Outdoor
Utilities	Cable Connected
Parking	Assigned, Covered
View	Indirect Gulf Side
Is Waterfront	Yes
Waterfront	Beach Side - Building, Gulf Front - Building
Has Pool	Yes
Pool	Community

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked, Cooktop
Heating	Electric
# of Stories	1
Stories	One

Exterior

Exterior	Concrete Board, Wood Frame
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Construction	Resale
Foundation	Pilings

School Information

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

Additional Information

HOA Fees	635
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Goode Realty, Llc
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