

# \$475,000 - 1784 W Beach Boulevard Unit 113, Gulf Shores

MLS® #356034

## \$475,000

3 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0 Acres

Lagoon Run, Gulf Shores, AL

DIRECT LAGOON FRONT beautifully furnished and decorated CONDO with 3br/2ba on West Beach Blvd in Gulf Shores. Smooth ceilings and tile flooring throughout with new vinyl windows and sliding doors. The spacious corner patio offers stunning views of Little Lagoon. It comes furnished and is ready for rental. Ideal for those seeking a family-friendly atmosphere, picturesque sunsets, and beach ambiance. Across the street, enjoy private DEEDED BEACH ACCESS to the pristine white sandy beaches. Experience the perfect combination of opportunities with access to both the Little Lagoon and the Gulf of Mexico beaches. Enjoy activities including fishing, boating/kayaking, and relax on the beach. Rental projection up to \$47,000 Lagoon Run provides first-come, first-serve boat docks, a fish cleaning table, a boat launch, outdoor grilling areas, kayak storage, and an elevator. Boat/Jet Ski trailer parking on-site. Covered assigned parking for 2 vehicles.



Built in 1984

## Essential Information

MLS® #	356034
Price	\$475,000
Sold Price	\$467,500
Closed Date	2024-04-04
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	1784 W Beach Boulevard Unit 113
Area	Gulf Shores 1
Subdivision	Lagoon Run
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

### Amenities

Amenities	BBQ Area, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Fencing, Fishing, Gazebo, Internet, Landscaping, Pool - Outdoor, Water Access-Deeded
Utilities	Underground Utilities, Cable Connected
Parking Spaces	2
Parking	Double Carport, Assigned, Covered
View	Direct Lagoon Front, Northern View
Is Waterfront	Yes
Waterfront	Beach Accs (Wlk <=1/4 Mi), Deeded Access, Gulf Accs (Wlk <=1/4 Mi), Lagoon Acc (Wlk <=1/4 Mi), Lagoon Front - Building, Other-See Remarks, Tier 2
Has Pool	Yes
Pool	Community, Association

### Interior

Interior	Tile, Other Floors-See Remarks
Interior Features	Ceiling Fan(s), Internet
Appliances	Dishwasher, Disposal, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer/Dryer Stacked, Electric Water Heater
Heating	Electric, Central
Cooling	Central Electric (Cool)

# of Stories	1
Stories	One

## Exterior

Exterior	Concrete Board
Exterior Features	Storage, Balcony
Lot Description	Waterfront
Windows	Window Treatments
Roof	Metal
Construction	Resale

## School Information

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

## Additional Information

Zoning	Within Corp Limits
HOA Fees	627
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Coldwell Banker Coastal Realty
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