

Feature Sheet & Property Notes

22984 Perdido Beach Blvd. Unit D52

Orange Beach, AL 36561

Resort's History:

- Built in 2000
- Purchased by current owner in 2021

The Basics:

- The condo is a 2BR/2.5BA
- 1,177 Sq. Ft according to tax records
- Open floor plan
- One living level
- Short Term Rental

Interior Condo Features:

- LVP floors throughout
- Plantation shutters
- Sofa bed in living room
- New glass slider door
- Secondary Bedroom with 2 queen size beds
- In unit washer & dryer
- Kitchen:
 - Updated Kitchen
 - Quartz countertops
 - White cabinets
 - Bar with seating room
 - Newer appliances
- Primary Suite:
 - King Size Bed
 - Ensuite Bathroom
 - Custom built in cabinets
 - Gulf views
 - Balcony access

Exterior Condo Features:

- 2 outdoor pools
- Fitness room
- Beach access walk way
- Outdoor grilling area
- Large balcony with Gulf views

HOA Dues

- HOA Monthly Dues- \$647
- HOA Dues Cover:
 - Association Management
 - Common Area Insurance

- Common Area Maintenance
- Pest Control
- Recreational Facilities
- Reserve Funds
- Taxes Common Areas
- Trash/Sewer

Notes:

- **Palm Beach Resort has some time shared units and this needs to be considered when seeking financing. Please call Listing Agent: Donnie Armstrong at 251.776.4690 for a lender recommendation.**

The Total Monthly Fee for this Palmetto unit is: \$1,591.00. This fee includes Monthly COA and Insurance assessment.

Disclaimer: All information and measurements are not guaranteed to be accurate and shall be verified by buyer and/or buyer's broker.