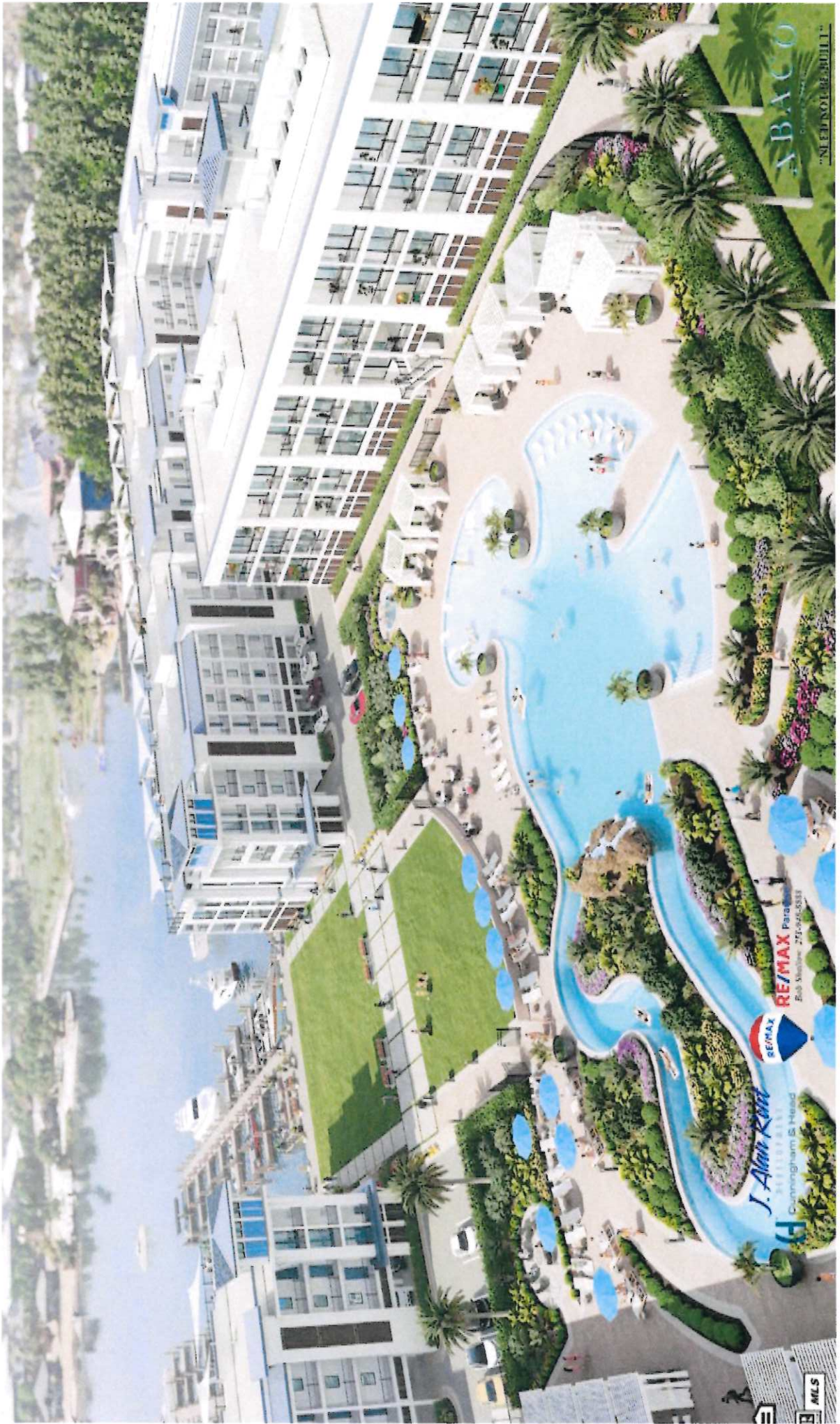






RE/MAX
RE/MAX Paragon
Bob Moulton 251-242-8338



J. Alan Kuhl
Cunningham & Head
H

MLS



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Orange Beach







ABACO
PROPERTY GROUP

J. Alan Kurt

SENIOR VICE PRESIDENT
Cunningham & Head



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REALTY GROUP

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Resort Features and Amenities:

Exclusive 23+/- acre waterfront resort featuring Coastal Contemporary Architecture with 840+/- feet on Terry Cove
State of the art marina with boat slips available for purchase
Hope Town Green overlooking Terry Cove
Ice machines
Resort style pool with cabanas, lazy river, children's pool area and hot tub overlooking the Hope Town Green
Boardwalk with sitting areas overlooking Terry Cove
Fitness center with sauna
Covered parking and separately EV charging stations
Pickle Ball courts
Fire pits

Condominium Unit Features:

Concrete Board Exterior
Shiplap accent wall in living room
Solid core interior doors
Engineered wood flooring
Tiled baths
Quartz countertops in kitchen and baths
Tiled shower with glass door in master bath
Wet bar with icemaker
Stainless appliances in kitchen
Washer & Dryer
9' ceilings
Owner's lockable storage within each unit
Each unit has additional exterior storage
Gas stove, gas grill area on balcony
Comfort Height Toilets
Additional insulation for sound attenuation
Interiors designed by Melanie Martin Interiors

Penthouse Features:

10' ceilings
8' solid core interior doors
Upgraded cabinetry and appliances
Spiral staircase on balcony to roof top deck

Roof Top Deck will include sink, refrigerator and cabinets

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PROJECT SUMMARY

250 TWO, THREE & FOUR BEDROOM UNITS

BLDG. A

54 UNITS - TOTAL
 (24) A UNITS - 3 BED 3 BATH (1540 SF)
 (10) H UNITS - 3 BED 3 BATH (1340 SF)
 (10) E UNITS - 3 BED 3 BATH (1375 SF)
 (10) F UNITS - 4 BED 4 1/2 BATH (1725 SF)
 (10) G UNITS - 2 BED 2 BATH (925 SF)
 (10) J UNIT - 2 BED 2 BATH (925 SF)
 (10) K UNITS - 3 BED 3 BATH (1540 SF)
 (10) L UNITS - 4 BED 4 BATH (2060 SF)

BLDG. E

32 UNITS - TOTAL
 (20) A UNITS - 3 BED 3 BATH (1540 SF)
 (10) H UNITS - 3 BED 3 BATH (1340 SF)
 (10) G UNITS - 2 BED 2 BATH (925 SF)
 (10) F UNITS - 4 BED 4 BATH (2060 SF)
 (10) D UNITS - 3 BED 3 BATH (1540 SF)

BLDG. F

60 UNITS - TOTAL
 (24) A UNITS - 3 BED 3 BATH (1540 SF)
 (10) H UNITS - 3 BED 3 BATH (1340 SF)
 (10) G UNITS - 2 BED 2 BATH (925 SF)
 (10) F UNITS - 4 BED 4 BATH (2060 SF)
 (10) D UNITS - 3 BED 3 BATH (1540 SF)

BLDG. G

22 UNITS - TOTAL
 (17) K UNITS - 3 BED 3 BATH (1540 SF)
 (10) L UNITS - 4 BED 4 BATH (2060 SF)
 (10) J UNIT - 2 BED 2 BATH (925 SF)

BLDG. H

30 UNITS - TOTAL
 (10) K UNITS - 3 BED 3 BATH (1540 SF)
 (10) L UNITS - 4 BED 4 BATH (2060 SF)
 (10) M UNITS - 2 BED 2 BATH (925 SF)

BLDG. B

19 UNITS - TOTAL
 (10) K UNITS - 3 BED 3 BATH (1540 SF)
 (10) L UNITS - 4 BED 4 BATH (2060 SF)
 (10) J UNIT - 2 BED 2 BATH (925 SF)
 (10) D UNITS - 3 BED 3 BATH (1540 SF)

BLDG. C

21 UNITS - TOTAL
 (10) K UNITS - 3 BED 3 BATH (1540 SF)
 (10) L UNITS - 4 BED 4 BATH (2060 SF)
 (10) J UNIT - 2 BED 2 BATH (925 SF)
 (10) D UNITS - 3 BED 3 BATH (1540 SF)

BLDG. D

21 UNITS - TOTAL
 (10) K UNITS - 3 BED 3 BATH (1540 SF)
 (10) L UNITS - 4 BED 4 BATH (2060 SF)
 (10) J UNIT - 2 BED 2 BATH (925 SF)
 (10) D UNITS - 3 BED 3 BATH (1540 SF)



HENRY NORRIS
&
ASSOCIATES

ARCHITECTURE
&
ENVIRONMENTAL
DESIGN

30 N. PALM AVE
PENSACOLA, FL
32502
(850) 437-6001

PHASE II

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ORANGE BEACH

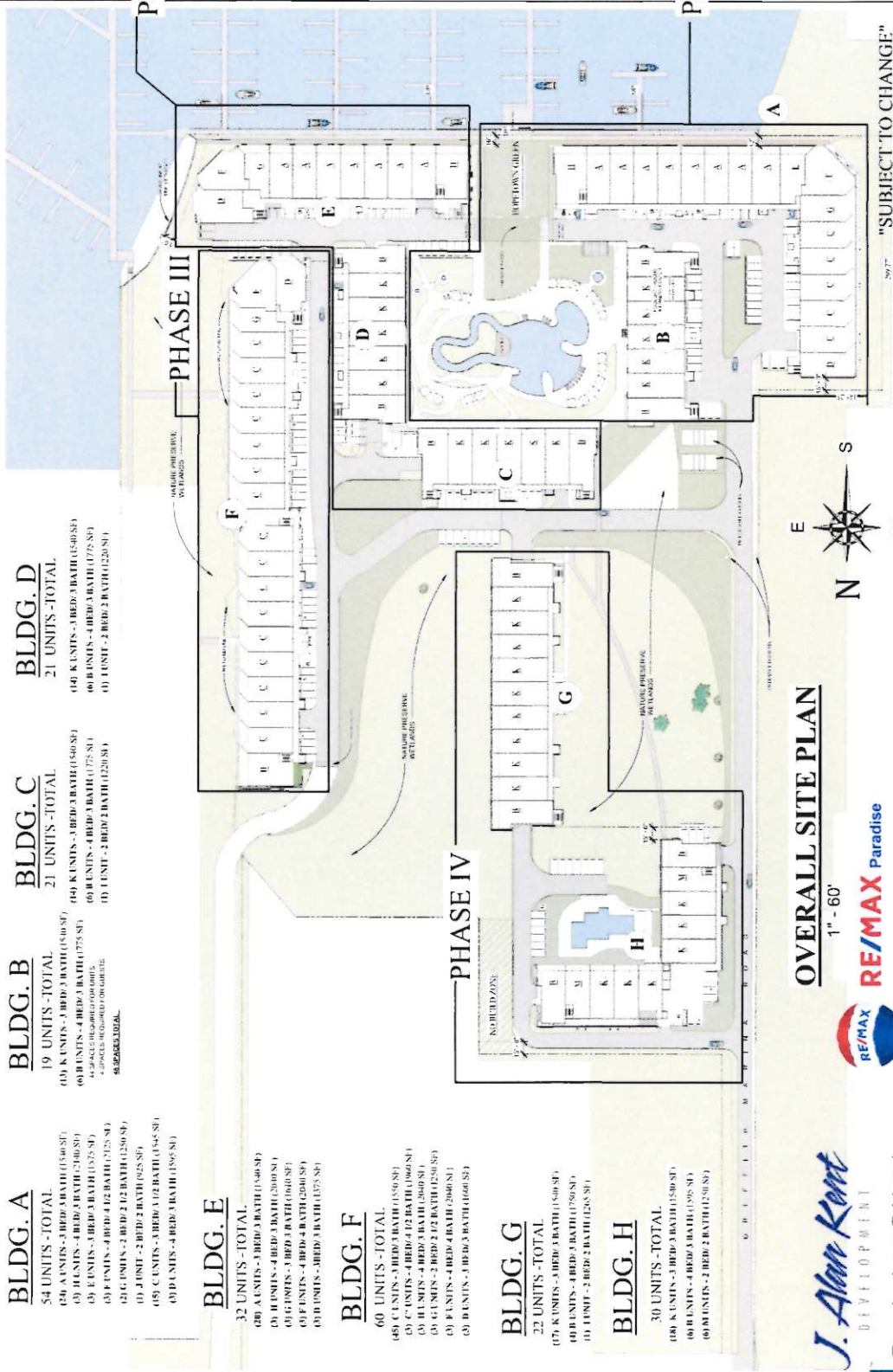
Project Number
200 J.P.
CAD: CLK/KTH: HN
DATE: 4-16-21

REVISIONS:

PHASE I

SHEET TITLE:
SITE PLAN

A 10



OVERALL SITE PLAN

1" = 60'



J. Alan Kent
DEVELOPER

Cunningham & Head



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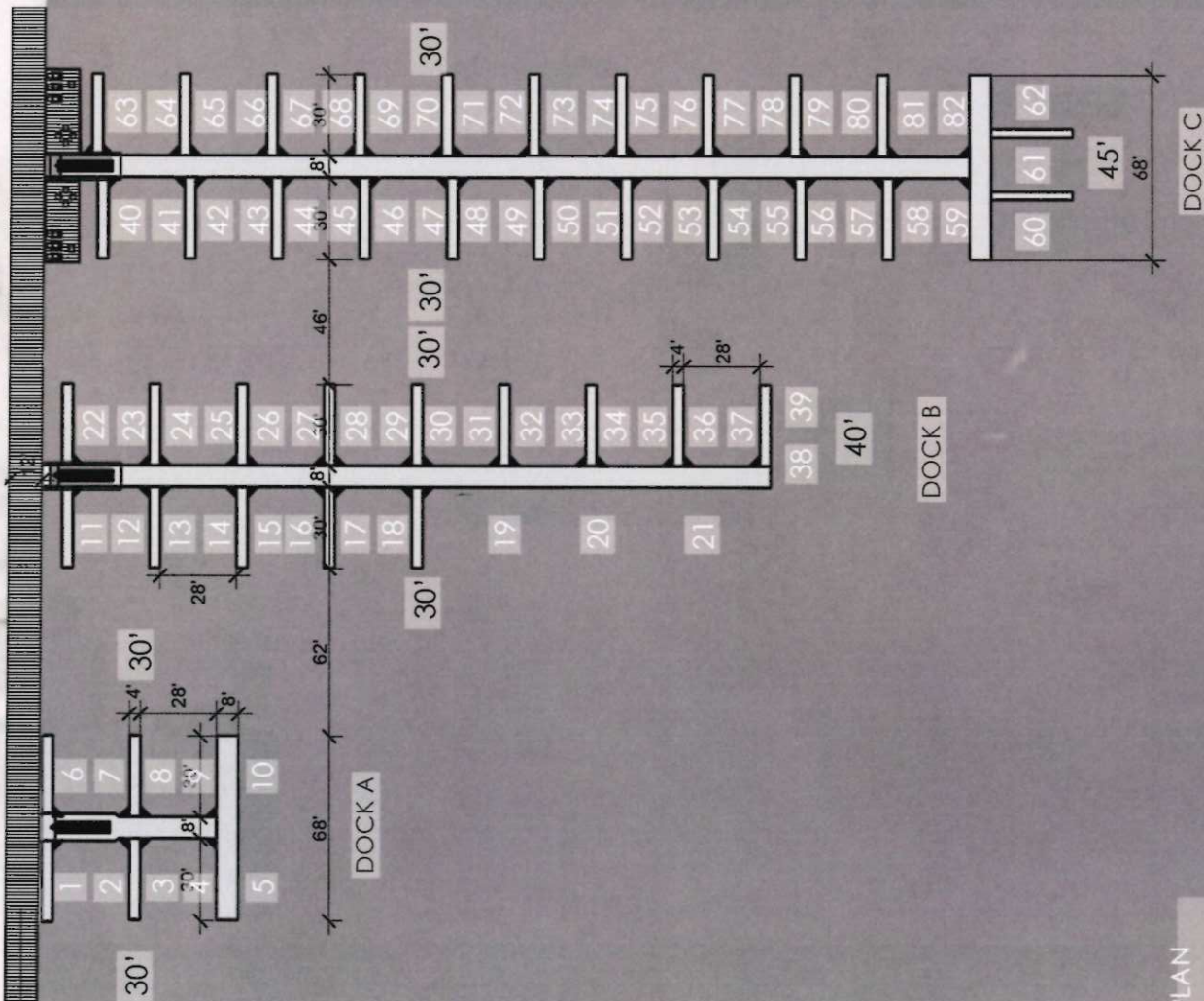


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(3) D UNITS--4 BED/ 3 BATH (1595 SF)

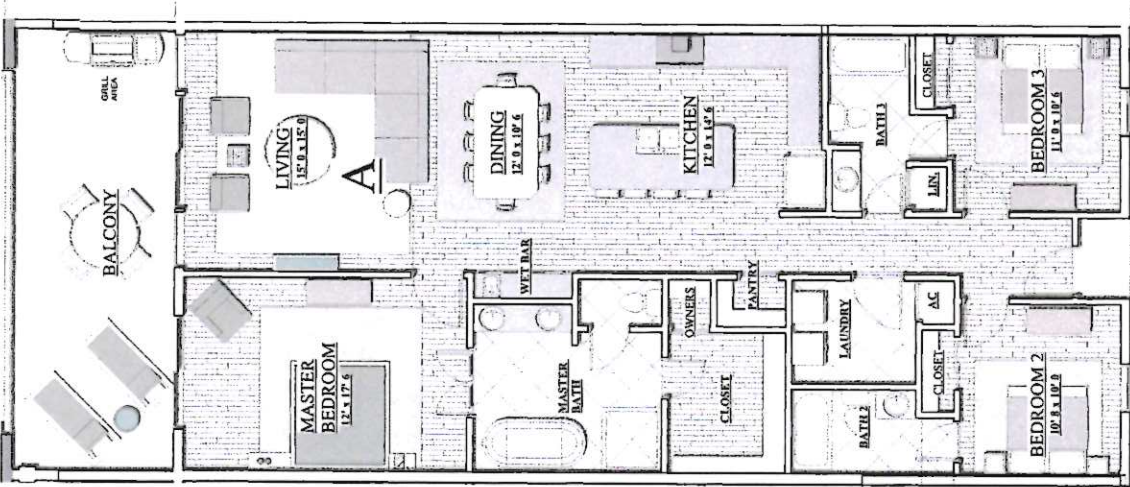
RE/MAX Paradise
Rob Shallow 251-948-8888



PHASE I

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The Marina is a common element of Abaco Orange Beach, a Condominium. Some Boat Slips will be designated as common elements. Others will be designated as limited common elements. Phase I Dock B Boat Slips 19, 20, 21, 36 and 39 are common elements. Pending federal, state and city approvals.



Building A

Floor Plan "A"



3 bedroom | 3 bath
1540 sf | 225 sf Balcony
water facing

H 4/4 2,140+/-SF	A 3/3 1,540+/-SF								E 3/3 1,575+/- SF	F 4/4,5 2,125+/-SF	G 3/2,5 1,250+/- SF
APH 301	APH 302	APH 303	APH 304	APH 305	APH 306	APH 307	APH 308	APH 309	APH 310	APH 311	APH 312
A 201	A 202	A 203	A 204	A 205	A 206	A 207	A 208	A 209	A 210	A 211	A 212
A 101	A 102	A 103	A 104	A 105	A 106	A 107	A 108	A 109	A 110	A 111	A 112 J Plan 2/2 925+/- SF



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ORANGE BEACH

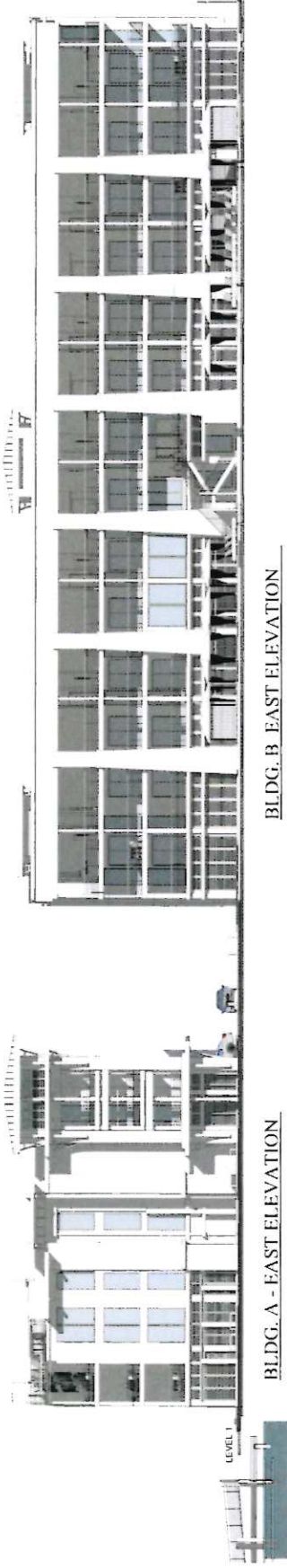
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JOB #
CITY
CHECKED BY
DATE

REVISIONS:

SEAL:

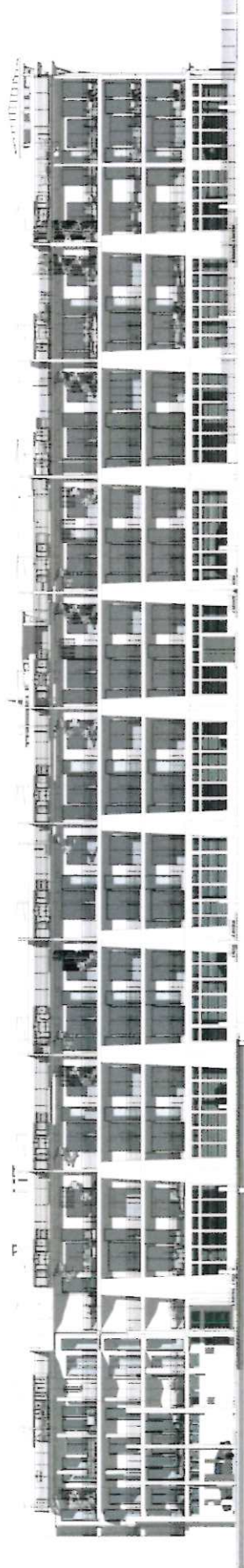
SHEET TITLE:
BUILDING ELEVATIONS

A 11



BLDG. A - EAST ELEVATION

BLDG. B - EAST ELEVATION



BLDG. A - SOUTH ELEVATION

J. Alan Kent
DEVELOPMENT

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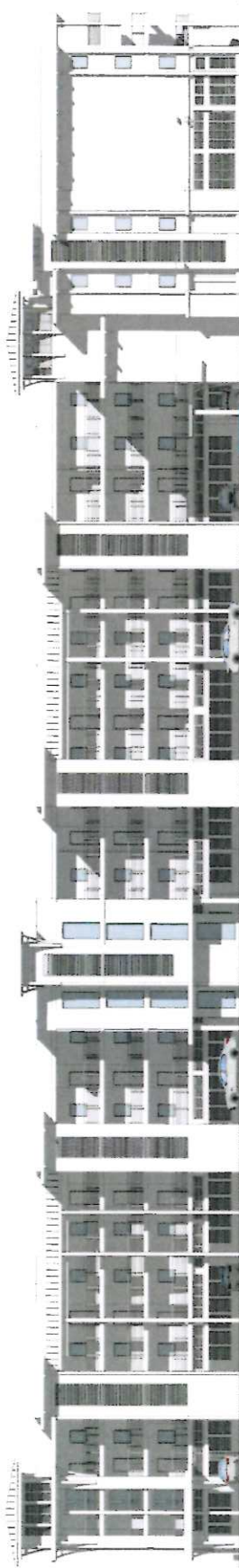
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REVISIONS:

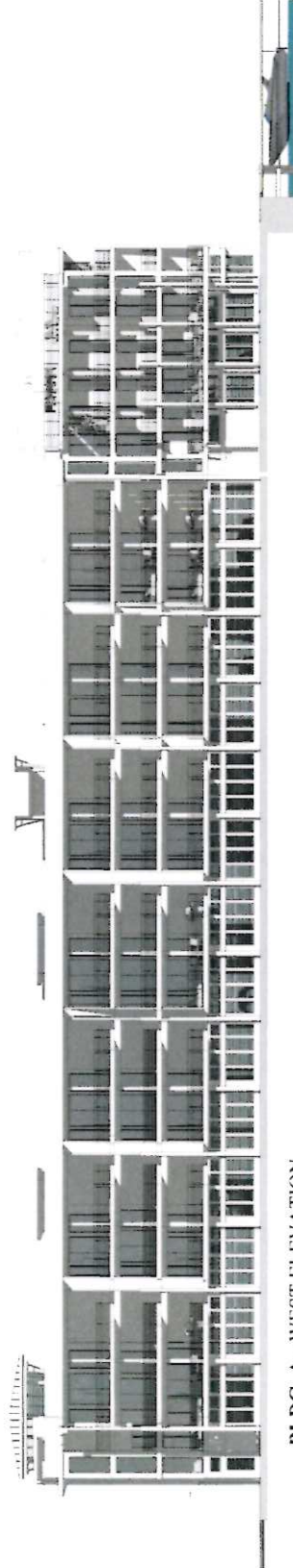
SEAL:

SHEET TITLE:
BDDG. 3 ELEVATIONS

A18



BLDG. A - NORTH ELEVATION



BLDG. A - WEST ELEVATION



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DEVELOPMENT



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