

GRAND CARIBBEAN #221

25805 PERDIDO BEACH BLVD, ORANGE BEACH, AL 36561



1 BEDROOM • 1 BATH • HALL BUNKS • 651 SF • \$305,000

Property Details

- HOA dues: \$325/monthly
- 2025 property taxes: \$2,166.40

Assessments

2026 insurance assessment is \$2,483
Due on September 1st. The seller will pay.

Unit Updates

- 2026: Vinyl plank flooring installed
- 2025: New washer, dryer, and refrigerator
- 2024: New dishwasher and microwave
- 2021: HVAC and water heater replaced

Property Highlights

- Cotton Bayou Public Beach Access across the street via signaled crosswalk.
- Cotton Bayou Boat Launch next door.
- Entrance to Gulf State Park trails behind complex.
- Aprox ½ mile walk to Coastal Restaurant.

Building Amenities

- Outdoor Pool
- Exercise Room
- Poolside covered patio with TVs
- BBQ grilling area
- Boat/trailer parking available onsite
- Pet-friendly (owners only)

Rental Information

- Unit enrolled in Avari rental program
- **Rental Revenue:**
 - 2025:** \$16,500 (March–September)
 - 2026:** \$15,800 (March–present)
- The sellers do not rent unit from October thru February each year.



All information deemed reliable but not guaranteed.