

Wind Drift 311S

MLS# 396614 | OFFERED AT \$675,000
2-BR | 2-BA | 1154 SF

BUILDING UPDATES:

- New roof & elevator
- Fiber-optic cables
- Pool renovations
- New sliding glass doors
- New boat dock & boat slips

UNIT FEATURES:

- Fabulous 3rd floor views
- Sold furnished
- Tile flooring throughout (No carpet!)
- Kitchen features breakfast bar and pantry
- Convenient storage outside the front door plus another closet on the balcony
- Bright, open living + dining combo
- Private balcony with sweeping views of the Gulf
- Unit is in the SW building, closest to the Pass, so you can watch the boats come and go
- Bring your boat and cruise to dinner at the Flora Bama Yacht Club, Cobalt, The Tiki, Tacky Jacks and more!

HOA FEE INCLUDES:

- Cable
- Internet
- Water/sewer
- Trash
- Pest control
- Outdoor Pool
- Reserve funds
- Common area insurance, maintenance, & taxes

CONDO AMENITIES:

- Two community pools
- BBQ/grilling area
- Direct Gulf front with deeded beach access
- Pets allowed for owners
- On-site boat storage (extra cost)
- Boat docks have power & fish cleaning stations
- First-come, first-served boat slips
- Boat ramp

OTHER:

- Estimated \$40,000 in projected gross rental income
- Low density building
- Gated access & security cameras