

ISLAND TOWER 702

521 W BEACH BLVD, GULF SHORES 36542

DON'T MISS THIS RARE CENTER UNIT WITH EXTRA-WIDE BALCONY AND UNBEATABLE VIEWS!



MLS 375251

3 BEDROOMS

3 BATHROOMS

1597 SQUARE FEET

ENJOY RESORT-STYLE AMENITIES, INCLUDING A BEACHFRONT POOL, FITNESS CENTER, SAUNA, AND SECURED PARKING.

Features

- This center-unit condo boasts a spacious, three-room-wide private Gulf-front balcony that spans the living room and both primary bedrooms, offering breathtaking, unobstructed panoramic views of the Gulf of Mexico.
- 9-foot ceilings, tile floors, floor-to-ceiling tinted windows and sliding glass doors
- Gourmet kitchen has stainless steel appliances, including glass cook top, double oven with microwave, and dishwasher, granite countertops and beautiful cabinetry
- New dishwasher (March 2025)
- Chef's kitchen complete with granite countertops, tile backsplash, gas range, white cabinetry, & island with breakfast bar
- 8-foot interior doors and fully tiled floors - no carpet
- High efficiency air conditioning system (installed May 2024)
- Two primary bedrooms, both facing the Gulf of Mexico and opening to the private balcony
- No need to rely on the elevator! This condo is perfectly situated to the pool, fitness center and 4th level parking that you may choose to use the stairs instead of relying solely on the elevator
- Luxurious first primary King suite with ensuite bathroom fully equipped with raised double vanity, granite countertop, jetted tub, separate shower & large walk-in closet
- New curtains/drapes in all three ocean-front rooms replaced in May 2022
- Exterior coatings & sealants replaced, including balconies (finished May 2024)
- COA Dues \$750/month | Avg. Electric approx \$150/month | est. \$2000 HO6 insurance

Community Features: *Indoor infinity climate-controlled pool, Outdoor infinity pool, Hot tub, Fitness center, Sauna, grilling Area, Fenced/gated, & Covered parking*

Dues also Include: *water/sewer, trash, onsite security, Dish TV, pest control & wireless internet*

