

Property Information

26072 PERDIDO BEACH BLVD. 701E

ORANGE BEACH, AL 36561

THE NIEL GROUP



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HOME HISTORY

- Built in 1987
- Purchased by current owner in 2024

THE BASICS

- The condo is a 3BR/3BA
- Heated and cooled square feet of approximately 1,633
- Gulf front
- Fully furnished
- Open floor plan
- One living level
- East corner unit

INTERIOR FEATURES

- Floors - tile and luxury vinyl plank
- Ceiling Height - 8.5 feet
- Crown molding in the living and dining areas
- Full size washer and dryer - walk-in laundry room
- Wet bar with granite countertops and an ice-maker in the living room
- Views of Cotton Bayou to the north
- Abundance of natural light
- Exterior storage closet
- Kitchen:
 - Elevated bar with seating space
 - Recessed lighting over the bar
 - Abundance of storage
 - Gulf views
- Master Suite:
 - Direct Gulf front
 - Direct balcony access
 - King bed
 - Double vanity
 - Jetted tub
 - Separate shower
 - Walk-in closet
 - Sitting Area
 - Large windows in the bathroom

EXTERIOR FEATURES

- Spacious semi-wraparound balcony with tile floors
- High-end HDPE outdoor furniture
- Only condo complex along the Alabama Coast with a private pier over the Gulf of Mexico

SYSTEMS

- HVAC - Age Unknown
- Water Heater - Age Unknown

HOA DUES

- HOA Monthly Dues- \$763
- HOA Dues Cover:
 - Association Management
 - Common Area Insurance
 - Common Area Maintenance
 - Phone
 - Pest Control
 - Recreational Facilities
 - Reserve Funds
 - Security
 - Taxes Common Areas
 - Trash/Sewer
 - Cable
 - Internet

COMMUNITY AMENITIES

- Fishing Pier on the Gulf of Mexico (only complex in Orange Beach that has one)
- Outdoor Pool
- Indoor Pool
- Indoor Pool room with kitchen
- Spa/Hot Tub
- Steam/Sauna
- BBQ Area
- Fitness Center
- Covered entry
- Landscaping
- On-Site Management

UTILITIES

- Power – Baldwin EMC

NOTES

- Elevator Assessment – Total was \$23,556.87 with payments due December 15, 2025; March 15, 2026; June 15, 2026; September 15, 2026; December 15, 2026; and March 15, 2027.
- Insurance Assessment – \$6,359.25 due May 15, 2026.

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





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RE/MAX OF
ORANGE BEACH