



TM

GOLD

This designates that the residence located at

**2489 Saltgrass Way
Orange Beach, AL 36561**

*has been awarded a
FORTIFIED Home™-Hurricane
designation on 07/28/2022*



NEW ROOF

Legal Disclaimer and Limitation of Liability: The Insurance Institute for Business & Home Safety (IBHS) does not provide any type of warranty or guarantee related to the FORTIFIED Home™ designation. IBHS shall not be held responsible or liable for damage to any property, systems, components, or contents in a FORTIFIED designated home. IBHS assumes no responsibility or liability for any individual or firm as a result of the designation.

FORTIFIED ID:

FBH36561020210009465

EXPIRES ON:

03/31/2028

SAND IN MY SHORTS #23 – BEACH VILLAGE RESORT

UPGRADES:

- Installed HVAC zone-controlled system for upstairs and downstairs controlled by a single WI-FI enabled thermostat using automated dampers resulting in a more balanced temperature within the home.
- Screened in back porch
- Electric outdoor grill
- Custom white oak hardwood floors
- Air purifier (plugged in – located in return air vent upstairs)
- Built-in whole-house VacuFlow system (central vac)
- Upgraded washer/dryer combo
- Carpeted stair treads
- Door added to bedroom cubbies
- added garbage disposal

NOTES:

- Built 2022 (completed in 2023) - gold-fortified
- SQ FT: 1440
- Most sought-after location: across from pool and next to entrance for Gulf State Park
- Professionally furnished by Mint Décor
- KitchenAid appliances
- Does not have cabana but there ^{may} ~~are~~ still a few to be purchased
- **Bed, bath and kitchen linens do not convey (negotiable)**
- **If buyer will be in rental program, we will switch out the door lock and re-install the KABA lock which will be needed by management company. We will then keep the Schlage lock currently installed**

~~garbage disposal~~

Rental Income:

2023 March thru December	\$42,300
2024	\$45,850
2025	\$15,070 (removed from rental program)

Insurance for 2026/27:

Property	\$3,189
Flood	\$2,644

Taxes for 2025: \$4,661.12