

\$325,000 | 3 BEDS | 2 BATHS | 1,241 SQFT



OWNER ANNUAL COSTS

Annual: \$9,962 / Monthly: \$830

- Association fees: \$2,700/yr (\$225/mo)
- Insurance Avg : \$4000/yr (\$333/mo)
- 2026 taxes: \$862/yr (\$72/mo)
- Electricity: \$1200/yr (\$100/mo)
- Cable/Internet: \$1200/yr (\$100/mo Mediacom)
- Other utilities Included in Association dues

DUES INCLUDE

- Common area insurance and maintenance
- Landscape
- Termite protection
- Sewer, Water, Trash
- Association Management
 - Coastline Management
 - (251) 948-7001 / coastline@coastlinemgmt.com

BUILDING AND AMENITIES

- Built in 1984, 78 units
- Swimming pool, Clubhouse/Meeting Room
- Roof = 2021
- HVAC = 2025
- Water heater = 2025
- Exterior Hardie siding = 2024
- Convenient Waterway District location
- Approximately 1.5 miles to Gulf beaches
- Less than a mile to Canal Park boat launch
- Near Gulf Shores Golf Club
- Near Bodenhamer Recreation Center
- Near George C. Meyer Tennis Center
- Close to Johnnie Sims Park Pavilion with playground, skate park, soccer fields, and baseball fields

HOME FEATURES

- Updated 3 bedroom 2 bath townhome
- 1st floor primary bedroom
- Private patio access from primary suite
- Tile flooring on main level
- Wood floor upstairs
- Crown molding
- Plantation shutters
- Wood burning Fireplace
- Impact glass windows
- Fully furnished
- Granite countertops
- Tumble stone marble showers
- Frameless glass shower enclosures
- 2 parking spaces (1 assigned)
- Use Options:
 - full-time living, 2nd home, long-term rental property
- Pets allowed
- List Date: 4/19/2026

SALES INFORMATION CALL, TEXT OR EMAIL



Stephanie Boll
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stephanie@perdidokey.com

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Items that do not convey:

- The divers
- Pelican art
- oh, happy day!
- Say awhile
- Black side table with crab platter
- The whale wall decoration plus bedspread
- The octopus painting
- Nespresso coffee maker

