

Additional Listing Information

Location: 26169 Pelican Landing, Orange Beach, AL 36561

Insurance: State Farm (\$4,923 annual premium)

Termite Bond with Lewis Pest Control.

Deeded boat slip #12. Boat lift installed to accommodate a 40" center consol with quad 400hp engines.

Appliances:

- Oven/stove: Monogram (gas)
- Dishwasher: Monogram
- Microwave: Monogram
- Refrigerator: Monogram
- Washer/Dryer: GE
- HVAC: Carrier (2nd & 4th floor)

Gold Fortified metal roof. Certificate on file.

Builder's survey and **elevation certificate** on file.

E car charger located on the right side under the home.

Utilities:

- Gas: CMC Natural Gas
- Electric: Baldwin EMC
- Water/sewer: Included in HOA monthly fee.
- Internet: Island Fiber (provided by the HOA but billed separately from monthly HOA fees.)

2024 **rental history**, 2025 rental YTD, and **rental projection** on file.