

SANDY KEY #537

13575 Sandy Key Dr. #537, Perdido Key, FL 32507

RESIDENCE FEATURES

Fully furnished

2-bedroom | 2-bath | 1,219 square feet

Gulf-front setting with private beach access and strong vacation rental history.

Open-concept living and dining area filled with natural light and direct balcony access. Fully equipped kitchen with generous cabinetry and counter space.

Direct balcony access with Gulf views. Vinyl Flooring in both bedrooms. Fully updated Ensuite bath with walk-in shower and spacious vanity with ample storage. Guest bathroom updated with new vanity, light, tub and tile surround.

Stunning private outdoor living space from your balcony overlooking the emerald Gulf waters and white sand beaches! Two bedroom conveys a ground flood storage locker for easy access to beach gear or as additional storage.

COMMUNITY FEATURES

Gated entry

Tennis courts

Seasonally heated outdoor swimming pools

Hot tubs

On-site management

Grill areas

Dedicated walkway to the beach

Elevators

Proximity to the Gulf Island National Seashore

Minutes from the back gate of NAS Pensacola, Orange Beach, shopping, restaurants, and the beach

INVESTMENT DETAILS

- Strong Rental Potential: \$45,000+ annually depending on owner usage
- 2025 Property Taxes: \$6,860.05 per year
- HOA Dues: \$10,738.44 per year
Paid monthly at \$894.87

HOA INFORMATION

Attention Title Agencies:

Send estoppel requests to the Management Company:

Sandy Key Condo

Email: rentals@sandykey.com

Phone: 850-492-2101

Address for Mailing:

Sandy Key Condominium

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HOA dues (2026): \$12,820.56/annually

DUES INCLUDE

On-site management

Building insurance

Recreation facilities

Common area maintenance

Pest control

Water/Sewer

Trash

Cable/Internet

& more

**pointe
south**
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PROPERTY MANAGEMENT

