

GRAND CARIBBEAN #221

25805 PERDIDO BEACH BLVD, ORANGE BEACH, AL 36561



1 BEDROOM • 1 BATH • HALL BUNKS • 651 SF • \$305,000

Property Details

- HOA dues: \$325/monthly
- 2025 property taxes: \$2,166.40

Assessments

2026 insurance assessment is \$2,483

Due on September 1st. The seller will pay.

Unit Updates

- 2026: Vinyl plank flooring installed
- 2025: New washer, dryer, and refrigerator
- 2024: New dishwasher and microwave
- 2021: HVAC and water heater replaced

Property Highlights

- Cotton Bayou Public Beach Access across the street via signaled crosswalk.
- Cotton Bayou Boat Launch next door.
- Entrance to Gulf State Park trails behind complex.
- Aprox ½ mile walk to Coastal Restaurant.

Building Amenities

- Outdoor Pool
- Exercise Room
- Poolside covered patio with TVs & tables
- BBQ grilling area
- Boat/trailer parking available onsite
- Pet-friendly (for owners only)

Rental Information

- Unit enrolled in Avari rental program
- **Rental Revenue**
2025: \$16,500 (March–September)
2026: \$17,000 (March–present)
- The sellers do not rent unit from October thru February each year.
- **Annual Rental Projection**
\$17,000 - \$26,000

All information deemed reliable but not guaranteed.

