

Island Shores 456

MLS# 394620 | OFFERED AT \$489,000
2-BR | 2-BA | 738 SF

BUILDING UPDATES:

- Fresh exterior paint
- Siding work
- New dune walkover
- Impact glass balcony sliders

UNIT FEATURES:

- Fabulous 4th floor views
- Sold furnished (recliner & 2 chairs on balcony do not convey)
- Tile flooring throughout
- Kitchen features leathered granite countertops, stainless appliances, & smart storage
- Bathrooms have cultured marble walk-in showers, updated vanities & custom driftwood cabinetry
- Bright, open living + dining combo
- Private balcony with sweeping views of the Gulf
- Close to the Gulf State Park, Lake Shelby, and the fishing pier
- One of the most walkable stretches of Gulf Shores

HOA FEE INCLUDES:

- Cable
- Internet
- Water/sewer
- Trash
- Pest control
- Outdoor Pool
- Reserve funds
- Common area insurance, maintenance, & taxes
- Security

CONDO AMENITIES:

- Community pool
- BBQ/grilling area
- Direct Gulf front with deeded beach access with new dune walkover
- On-site laundry facilities
- Internet & cable provided
- Pets allowed for owners with association approval

OTHER:

- Estimated \$35,000 in projected gross rental income
- Low density building
- Sellers do not rent this unit - not on a rental program