

GRAND BEACH RESORT #P-3

572 EAST BEACH BLVD, GULF SHORES, AL 36542



2 BEDROOMS • 1.5 BATHS • HALL BUNKS • 765 SF • \$399,000

HOA INFORMATION:

HOA dues: \$627/monthly - covers association management, trash, sewer, water, common area insurance/taxes, building/grounds maintenance, cable/internet, and reserve funds.

ASSOCIATION CONTACT:

Bethany Tarrant
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276-445-8929 (cell)
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EXPENSES:

2025 Property Taxes: \$2,652.54
H06 Insurance: \$1,500/year
Electric: \$100/month average

ASSESSMENTS:

No insurance assessment this year due to the lower insurance premium.
The HOA approved a 13th HOA dues payment (\$627) to help fund the building maintenance reserve. Paid on 8/1.

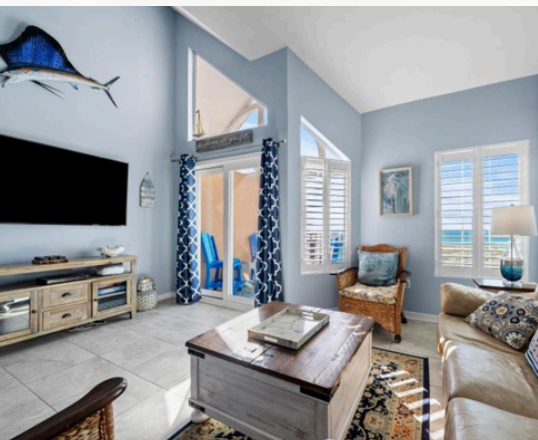
BUILDING AMENITIES:

- Outdoor pool
- Hot tub
- Poolside covered patio with tables
- BBQ grilling area
- 2 elevators
- Pet-friendly (owners only)
- Beach access located across the street
- Convenient location near Gulf State Park
- and fishing pier, restaurants, shopping, and entertainment

RENTAL INFORMATION:

- Unit is enrolled in Young's Suncoast rental program. *Rental history upon request.*
- The unit was blocked off for personal use from March thru early May 2026.

All information deemed reliable but not guaranteed.



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Unit Upgrades & Highlights

- Top-floor location (5th floor) with direct unobstructed views of the Gulf of Mexico, Gulf State Park beaches and fishing pier.
- Unique two-level floor plan with high cathedral-style ceilings and an upstairs loft bedroom.
- Unit can sleep up to 8 guests. Queen bed in primary bedroom, king bed in upstairs loft bedroom, built-in bunks in hallway, and sleeper sofa in living room.
- New Carrier 2.5-ton, 16 SEER HVAC and electric heat system (2022)
- Complete air duct replacement (2022)
- Solaris Air Purification system in unit which helps maintain a clean and allergen-free environment.
- Interior plumbing and piping replaced (2022)
- New windows and sliding patio door (2022)
- Stainless steel appliances, including a new refrigerator (2025)
- Granite kitchen countertops (2020)
- Updated kitchen and bathroom light fixtures (2022)
- Upgraded ceramic flooring on the main level (2022) and luxury vinyl flooring in bedrooms and loft area (2022)
- Upgraded six-panel interior doors (2022)
- Premier poly-composite plantation shutters (2022)
- New flat-screen TV in loft bedroom (2025) and king size mattress (2022)