



### **Feature Sheet & Property Notes**

333 W Beach Blvd., 807  
Gulf Shores, AL 36542

#### **Home's History:**

- Built in 1983
- Purchased by current owner in 2023

#### **The Basics:**

- The condo is a 2BR/2BA unit
- Heated and cooled square feet of approximately 821
- Direct Gulf front
- Top floor unit
- Offered fully furnished including a leather sleeper sofa and two leather swivel-rocker recliners
- Open floor plan
- One living level

#### **Interior Home Features:**

- Open concept layout with a kitchen, dining, and living room combination
- Coffered ceilings in the hallway and living room
- Every room has a ceiling fan with light kit
- Cold air return and whole-unit dehumidifier Floor to ceiling impact glass in the living room
- Large tile floors laid diagonally throughout
- One queen bed and a twin bed in the guest room
- Stack washer/dryer
- Abundance of natural light
- Tiled tub-surround in the guest bathroom
- Upgraded vanity with granite countertops in the guest bathroom
- Wall-mounted televisions in every room
- Kitchen:
  - Tiled backsplash
  - White cabinets and drawers
  - Ceiling-height cabinets
  - Bar with seating for four
  - Stainless-steel appliances (all Whirlpool except refrigerator, which is Frigidaire)
  - Recessed lighting
- Master Suite:
  - King bed
  - Beautiful Gulf views
  - Tiled tub-surround
  - Upgraded vanity with granite countertops

**Exterior Home Features:**

- Large balcony

**Systems:**

- HVAC – 2009 (American Standard)
- Hot Water Heater – 2020 (AO Smith)

**HOA Dues:**

- Monthly HOA Fee - \$767 (includes all but power)
- HOA Dues Cover:
  - Association Management
  - Common Area Insurance
  - Common Area Maintenance
  - Pest Control
  - Recreational Facilities
  - Reserve Funds
  - Security
  - Taxes Common Areas
  - Trash/Sewer
  - Cable
  - Internet

**Community Amenities:**

- Outdoor Heated Pool
- Kiddie Pool
- Grilling Area
- On-Site Vending
- On-Site Management
- Boardwalk to the Beach
- Poolside Bathrooms

**Utilities:**

- Average Monthly Power Bill - \$125/month (Baldwin EMC)

**Notes:**

- Managed by Terry's Vacation Rentals
- Rental History:
  - 2024 – \$53,052.90
  - 2025 - \$42,662.09 (lower due to extensive owner usage totaling 42 nights)
  - 2026 YTD as of 8/19/26 - \$ 54,321.45
- Towels and linens do not convey (property of cleaner)
- All showing require a 24-hour notice

***Disclaimer: All information and measurements are not guaranteed to be accurate and shall be verified by buyer and/or buyer's broker.***

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