

THE LIGHTHOUSE #811

📍 455 East Beach Blvd, Gulf Shores, AL 36542



2 BEDROOMS • 2 BATHS • BUNK ROOM • 1,161 SF • \$709,900

HOA INFORMATION:

HOA dues: \$735/monthly - covers association management, trash, sewer, water, common area insurance/taxes, building/grounds maintenance, cable/internet, and reserve funds.

ASSOCIATION CONTACT:

Lighthouse Condominium Association, Inc.
251-975-0350 (office)
LighthouseCOA@gmail.com

EXPENSES:

- 2025 Property Taxes: \$4,981.02
- H06 Insurance: \$1,500/year
- Electric: \$140/month (\$1,680 year) average
- 2026 Insurance Assessment: \$932 (paid)

UNIT FEATURES:

- Sold fully furnished/turnkey
- Modern coastal furnishings throughout
- Sleeps 5 guests total (potential to sleep 8)
- Ideal 8th floor location
- Large balcony with stunning gulf views

BUILDING AMENITIES:

- Outdoor pools (one zero-entry)
- Outdoor hot tubs
- Indoor heated pool
- Fitness center + sauna
- BBQ grilling area
- Multi-level parking garage
- 5 elevators
- Pet-friendly (owners only)
- Easy walk to restaurants, shopping, and entertainment

RENTAL INFORMATION:

- Unit is a self-managed rental
- ★ 292 guest reviews, 9.8/10 rating, and “Guest Favorite” status on VRBO!

RENTAL NUMBERS:

- 2025: \$81K (gross), \$52K (net)
- 2026-YTD: \$57K (gross), \$42K (net)
- Future Bookings: \$33,382

All information deemed reliable but not guaranteed.

