

Cotton Creek Estates #302

MLS#399575 | OFFERED AT \$289,900
2-BR | 2-BA | 1032 SF

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

CONDO AMENITIES:

- Outdoor community pool
- Clubhouse with bar area
- Exercise room
- Sauna
- Pets allowed (some restrictions)

HOA INFO:

- Dues = \$365/month
- NO insurance assessment; NO special assessment
- Includes trash, common area insurance & taxes, not water or cable

BUILDING UPDATES:

- New roof (2021)
- New dune walkover
- Impact glass balcony sliders

OTHER:

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