

GRAND CARIBBEAN #106E

13351 Johnson Beach Rd. Unit 106E, Perdido Key, FL 32507

HOA INFORMATION

Attention Title Agencies:
Send estoppel requests to the Management
Company:
Key Concepts Realty Inc
email: shelly@gulfcoastarea.com
phone: 850-492-5462

Address for Mailing:
Grand Caribbean at Perdido Key COA
C/O Key Concepts Realty Inc
13880 Perdido Key Dr
Pensacola, FL. 32507

HOA dues (2026): \$6,348/annually

DUES INCLUDE

On-site management
Building insurance
Recreation facilities
Common area maintenance
Pest control
Water/Sewer
Trash
Cable/Internet
& more

OWNER'S ANNUAL COSTS

HOA Dues 2026	\$6,348.00
Taxes (2025)	\$3,471.17
Electricity	\$1,200.00

TOTAL \$11,019.17

**estimates only*



RENTAL POTENTIAL

\$27,000.00 +/- annually

**Varies depending on owner occupancy & other factors*

COMMUNITY FEATURES

Gated entry
Seasonally heated outdoor swimming pools
Hot tubs
Fresh water pond
Grill areas
Dedicated walkway to the beach
Elevators
Proximity to the Gulf Island National Seashore
Minutes from the back gate of NAS
Pensacola, Orange Beach, shopping, restaurants, and the beach

RESIDENCE FEATURES

Fully furnished
1-bedroom + Hallway bunks
1-bath
Updated modern interior with coastal furnishings
Light paint palette
Luxury vinyl tiles throughout
Unique floor plan with a bedroom suite and two twin bunks off the hallway
Ground floor location for easy access to the pool
& more

Susan Carleton
Owner/Broker
CALL 850-516-7238 TODAY!
SUSAN@POINTESOUTH.COM
WWW.SUSANCARLETON.COM



