THE NIEL GROUP
Your Gulf Coast Realtors

Feature Sheet & Property Notes

28107 Perdido Beach Blvd. C513
Orange Beach, AL 36561

Home's History:

- Built in 2005
- Purchased by current owner in 2006

The Basics:

- The condo is a 3BR/3BA
- Heated and cooled square feet of approximately 1,896
- Non-rental
- One living level
- Gulf and Ole River Views
- Directly over the mini-golf course
- Views of the pool deck, lazy river, and the poolside bar/cabanas

Interior Home Features:

- Open concept layout with a kitchen, dining, living room combination
- Floor to ceiling impact glass in the living room and master bedroom
- Large tile floors in the living areas and bathrooms
- Carpet in the bedrooms
- Spacious laundry room with a full-size stack washer/dryer
- Abundance of natural light
- Tiled tub-surround and tiled shower in the guest bathrooms
- Vanities with granite countertops in the guest bathrooms
- Ceiling heights of nine feet
- Wet bar with granite countertops, an ice-maker, and a wine cooler
- Spacious tiled balcony that spans the width of the unit
- Walking distance to Caribe Marina and Cobalt Restaurant
- Kitchen:
    - Tiled backsplash
    - Ceiling-height cabinets providing an abundance of storage
    - Granite countertops
    - Bar with seating space for four
    - Built-in stainless-steel KitchenAid appliance package including a 42" side-by-side refrigerator/freezer
    - Recessed lighting
- Master Suite:
    - King bed
    - Beautiful Gulf views
    - Large jetted tub with tile surround
    - Spacious tiled walk-in shower
    - Double vanity with granite countertops
    - Large walk-in closet

- Direct balcony access

Exterior Home Features:

- Large balcony

Systems:

- HVAC – 2004 (CAC/BDP)
- Hot Water Heater – 2005 (Rheem)

HOA Dues:

- HOA Monthly Dues- $946
- HOA Dues Cover:
  - Association Management
  - Common Area Insurance
  - Common Area Maintenance
  - Pest Control
  - Recreational Facilities
  - Reserve Funds
  - Security
  - Taxes Common Areas
  - Trash
  - Cable
  - Internet
  - Phone

Community Amenities:

- Multiple Outdoor Pools
- Multiple Indoor Pools
- Water Slides
- Lazy River
- Poolside Cabanas
- Poolside Bar
- On-site Food and Beverage
- Sauna
- Steam Room
- Game Room
- Mini-Golf Course
- Putting Green
- Exercise Room
- Tennis
- Pickle Ball
- BBQ Area
- Boat Dock
- Beach and Bayou Access
- Access to Boat Slips
- Boat Trailer Storage

- Shuttle Service to the Beach
- On-site Management

Utilities:

- Baldwin EMC

Notes:

- Insurance Assessment – usually between $4,000 and $6,000 per year

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