Info Sheet
Crystal Shores West 604

HOA
Young's Suncoast – Robert Gardner – 251-948-2710 – rgardner@youngssuncoast.com

$803/monthly
Includes – association management, common area insurance/maintenance/taxes, trash, sewer, pool, cable, water, recreational facility upkeep

Assessment info – 2026 Insurance Assessment was $2,043

Expenses
Baldwin EMC - ~$121/month

Rental Information
The unit was purchased in 2023 and managed by Elite Vacation Rentals. The owners self-managed beginning in 2024 –

2023: $72,401
2024: $48,387
2025: $38,419
2026: $44,037

Upcoming for 2026/2027:
November 25-28. After Airbnb fees, $693.74
December 26-Jan 1. $969.05
Feb 7 – March 7, 2027. $3600 (private, not thru Airbnb)
March 7 – 13. $1210.88
March 14-19. $1134.83
March 19-23. $944.71
March 23-27. $944.71
March 29-April 2. $944.71
April 2 – April 9. $1382.00
April 17-23. $1940 (private)
May 20-24. $1570.01
June 28-July 5. $2739.49
August 5-8. $817.96
August 28-Sept 4. $1515.08

Amenities
BBQ Area
Pool

Fitness Center
Hot Tub
Pets – Owners ONLY
Deeded Beach Access

Upgrades
New Dishwasher
New Water Heater
New Master Mattress & Box Springs
New Comfort Height Toilets in both bathrooms
New Sleeper Sofa & 2 Glider Rockers
New Outdoor Furniture
New Front door lock with number pad
Updated paint and furnishings