PHOENIX WEST

1702

23972 Perdido Beach Blvd Orange Beach AL 36561

HOA Information

HOA Dues: *$1,479/month*
Association Manager:
Gulf Corp Services
(251) 948-1932
sharib@gulfcorpservices.com

Dues include:

- Association mgmt.
- Cable TV
- Common area ins.
- Common maint.
- Internet
- Pool
- Rec. facilities
- Security
- Taxes – com. area
- Trash
- Water/Sewer
- Pest control

Community Features

- Gulf-front tower, built 2005 – 225 units, 27 stories
- 6.5 acres with 385 ft of Gulf frontage
- Gulf-front lazy river and waterslide
- Outdoor pool plus kiddie pool; heated indoor pool
- Two hot tubs and four saunas
- Fitness center and rooftop tennis
- BBQ area
- Gated entry with guard; on-site management
- Owners' climate-controlled storage closet
- Covered parking

Residence Features

- 3 Bedroom, 4 Bathroom
- 1,926 Square feet (MLS)
- Each bedroom with its own full bath
- 17th floor, Gulf front
- Sold furnished
- Poured-in-place reinforced concrete with stucco
- Central electric HVAC; Baldwin EMC
- Flood zone: 0.2 PCT

Ages of Features

- HVAC - Air handler 2007 (2016 date noted on unit); buyer to verify
- Water Heater - 2022

Rental Information

- Short-term rentals allowed – 3-night minimum
- Rental Manager: Brett Robinson
- Rental Income: $46,796 (2025); $59,452 (2026 through Oct.)

Building Maintenance/Updates

- Insurance assessments: $7,158 (2024), $6,135 (2025), $6,080 (2026)
- Next owners' meeting: March 2027

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Owner‘s Annual Costs

HOA Dues ($1,479 x 12)	$17,748
Taxes (2026)	$6,188.16
Insurance Assessment (2026)	$6,080.00
*HO6/Contents Insurance	$2,500.00
*Electrical	$1,800.00
TOTAL ***Estimates Only**	**$34,316.16**

All information deemed reliable but not guaranteed.

**Insurance and electrical figures are estimates only and are provided for illustration. Actual costs will vary with usage, carrier, coverage, and rates. HOA dues and taxes are based on current and most recent available figures and are subject to change. Buyer should independently verify all costs, figures, and information during due diligence.*

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