BEACH COLONY WEST #PH2D

13601 Perdido Key Dr., Unit 17 D, Perdido Key, FL 32507

HOA INFORMATION

On-Site Association Management for
Master Association & West Association

Point of contact: Hailey Daigle
Phone: 850-492-6044
Email: hailey@beachcolony.net

Master HOA dues (2026): $4,139/annually

West HOA dues (2026): $20,951.21/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	$25,090.24
Taxes (2025)	$11,733.02
Insurance Estimate	$1,200
Electricity	$1,800
TOTAL	$39,823.26

**estimates only*

RENTAL POTENTIAL

$68,000-$78,000 +/- annually
Based on owner occupancy & other factors

COMMUNITY FEATURES

Gated entrance
Building secured with coded elevators
2 outdoor pools
Indoor heated pool
Outdoor hot tub
Indoor hot tub
Tennis courts
Fitness room
Grilling area
Community room
Dog park
On-site management
Security

RESIDENCE FEATURES

17th-floor Gulf-front penthouse
3 bedrooms | 3 bathrooms | 1,928 sq. ft.
Fully furnished and move-in ready
Covered garage parking space #17
Expansive private Gulf-front balcony
Travertine tile flooring throughout
Plantation shutters and custom blinds
Open living and dining areas
Dry bar and beverage cooler
Granite counters and stainless appliances
Breakfast bar, pantry and breakfast nook
Primary suite with walk-in closet
Jetted soaking tub and separate shower
In-unit washer and dryer

pointe south
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PROPERTY MANAGEMENT

Susan Carleton
Owner/Broker
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