

OFFERING MEMORANDUM
2671 PONCE DE LEON CT | GULF SHORES, AL 36542

PROPERTY OVERVIEW

- Price: \$1,295,000
 - Address: 2671 Ponce De Leon Ct, Gulf Shores, AL 36542
 - Bedrooms / Bathrooms: 6 BR / 4 BA
 - Living Area: 2,240 Sq. Ft.
 - Lot Size: 100 x 100.3 (Approx. 0.231 acres)
 - Year Built: 2019
 - Structure: Fortified™ Gold Certified Raised Beach Home
 - Zoning: Single Family Residence
 - Flood Zones: AE & VE
 - Furnished: Yes
 - HOA: No
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RENTAL PERFORMANCE (MANAGED BY MIGHTY VACATIONS)

- Average Annual Revenue: \$184,409
 - Average Daily Rate: \$836
 - Average Stay Revenue: \$4,986
 - Guest Nights Booked: 220.7
 - Days Booked in Advance: 194
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INVESTMENT HIGHLIGHTS

- Located just steps from the Gulf of Mexico with indirect Gulf views
- Designer kitchen with granite island, stainless appliances, and upscale finishes
- Split floor plan ideal for guests and multi-generational stays
- Handcrafted tile showers and high-end interior elements
- Covered parking for boats, RVs, and multiple vehicles
- No HOA and short-term rental approved
- Public boat launch only 2.8 miles away
- Potential for further value growth in a high-demand coastal market

TAXES & APPRAISALS

- 2024 County Property Taxes: \$7,143.92
 - 2024 Appraised Value (County): \$1,275,700
 - Appraised Land: \$425,000 | Improvements: \$850,700
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UTILITIES & INFRASTRUCTURE

- Water/Sewer: City of Gulf Shores / Baldwin County Sewer Service
 - Power: Baldwin EMC
 - Cooling/Heating: Central Electric HVAC
 - Construction: Hardie Plank, Metal Roof
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LOCATION BENEFITS

- Just minutes to Gulf Shores city center, public beaches, and Fort Morgan ferry
 - Nearby public beach access and bay entry (<0.25 miles)
 - Quiet low-traffic street with vacation rental demand
 - Located in Baldwin County School District: Gulf Shores Elementary, Middle, and High Schools
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SHOWING INSTRUCTIONS

All showings must be coordinated through ShowingTime. 24-hour notice preferred. Property is an active short-term rental—showing availability is limited and must be scheduled around guest stays.