

Grand Beach Resort Unit 318
572 E Beach Boulevard, Gulf Shores, AL 36542
MLS #: 380294 | List Price: \$455,000

PROPERTY OVERVIEW

- **Condo Complex:** Grand Beach Resort
- **Unit:** 318 (3rd Floor Corner Unit)
- **Living Area:** 1,008 sq ft
- **Bedrooms:** 3 (including bunk room)
- **Bathrooms:** 2
- **Year Built:** 1998
- **Furnished:** Yes
- **Stories in Building:** 4 | Total Units: 74
- **Monthly HOA:** \$627
- **2023 Taxes:** \$3,160.08
- **Flood Zone:** Yes
- **Water View:** Direct Gulf views across Beach Blvd
- **Rental Type:** Short-Term (3-night minimum)
- **Gross Rental Potential:** Strong history (currently managed by Vacasa)

INVESTMENT HIGHLIGHTS

- **Prime Location:** Directly across from Gulf State Park beach and fishing pier
- **Turnkey Unit:** Modern coastal furnishings, granite counters, LVP flooring, stainless steel appliances
- **Amenities:**
 - Sparkling outdoor pool
 - Hot tub
 - BBQ area
 - Covered patio
- **Low-Density Building:** Only 74 units
- **Outstanding Views:** Panoramic Gulf views from balcony and primary suite
- **Rental Appeal:** Proven performer with strong guest reviews and management in place
- **Zoning:** PUD (Planned Unit Development)

ADDITIONAL DETAILS

- **Appliances Included:** Dishwasher, microwave, electric range, refrigerator with ice maker, stack washer/dryer
- **Construction:** Wood frame on slab
- **Utilities:** Baldwin EMC & Gulf Shores Utilities
- **Association Management:** Grand Beach Resort (251-281-8699)
- **Parking:** Lot parking; no assigned garage
- **Pets:** Owners only; no short-term guest pets
- **Internet/Cable:** Included in HOA
- **Access:** Appointment required through ShowingTime due to rental bookings

LOCATION & ACCESS

Just 1 mile east of Highway 59 at East Beach Boulevard, Gulf Shores. Positioned directly across from the public beach access, Gulf State Park Pier, and walking trails.