

OFFERING MEMORANDUM

Seawind Unit #1804

401 E Beach Boulevard, Gulf Shores, AL 36542

PROPERTY OVERVIEW

- **List Price:** \$699,000
- **MLS #:** 380295
- **Unit:** 1804 | Top Floor (18th) | Seawind Condominiums
- **Total Stories in Building:** 20
- **Total Units in Complex:** 155
- **Living Area:** 1,237 sq ft (per tax records)
- **Bedrooms:** 2 Gulf-front Bedrooms + Bonus Bunk Room (Sleeps Like 3BR)
- **Bathrooms:** 2
- **Year Built:** 2006
- **Furnished:** Yes
- **Rental Allowed:** Short-Term | Minimum Stay: 3 Nights
- **Rental Management:** Vacasa
- **Occupancy:** Active Short-Term Rental
- **HOA Dues:** \$941/month
- **Property Taxes (Annual):** \$4,898.52
- **Insurance Assessment:** No
- **Flood Zone:** AE, VE
- **Condo Fees Include:** Cable, Internet, Insurance, Trash, Water/Sewer, Maintenance, Security, Reserve Funds

UNIT HIGHLIGHTS

- Direct Gulf-front views from both bedrooms and living area
- Massive curved private balcony with panoramic Gulf views
- High ceilings, crown molding, granite countertops, LVP flooring
- Open-concept kitchen, dining, and living areas
- Full-size laundry in-unit
- Covered parking with garage-level elevator access
- Well-maintained and turnkey ready

- Located directly on the beach, next to Sea-N-Suds and walkable to The Hangout

BUILDING AMENITIES

- Indoor and Outdoor Pools
- Kiddie Splash Pad
- Sauna and Hot Tub
- Gulf-view Fitness Center
- BBQ & Grilling Area
- Gated Entry with Security
- Beach Boardwalk and Shower Station

LOCATION

- **Address:** 401 E Beach Blvd, Gulf Shores, AL 36542
- **Nearby Landmarks:** Sea-N-Suds, The Hangout, Waffle House
- **Schools:** Gulf Shores Elementary, Middle, and High
- **Zoning:** PUD
- **Utilities:** Baldwin EMC, Gulf Shores Utilities

INVESTMENT SUMMARY

Seawind 1804 presents a top-tier income-producing opportunity with consistent short-term rental appeal. The east-facing, top-floor location ensures quiet privacy and stunning morning light. Two true Gulf-front bedrooms enhance rental potential. A bonus bunk room provides added sleeping capacity—ideal for families.

With luxury amenities, prime beachfront access, and walkability to top attractions, this unit is a solid performer in Gulf Shores' high-demand vacation market. A rare chance to own a premium, turn-key condo with proven rental capability.