

Offering Memorandum

11 Meeting Street, Orange Beach, AL 36561

Executive Summary

This custom-built, fully furnished 3-bedroom, 3.5-bathroom coastal cottage is located in the prestigious Village of Tannin in Orange Beach, Alabama. Ideally positioned just a 4-minute walk to deeded private beach access, the home offers a unique blend of full-time livability, short-term rental potential, and lifestyle amenities. The property includes solid wood construction, spacious interiors, premium furnishings, a termite bond with Arrow, and access to the Hugh S. Branyon Backcountry Trail system.

Offered at: \$929,000

Property Type: Single-Family Residential

Zoning: PUD

Occupancy: Vacant / Ready for Move-In or Rental

Year Built: 1994

Square Feet: 1,784 SF

Lot Size: 50' x 72' (0.085 acres)

Flood Zone: AE (BFE 11 ft)

HOA Fees: \$470/Quarter (Village of Tannin HOA)

Investment Highlights

- 3 Bedrooms / 3.5 Bathrooms
- Fully furnished with tasteful coastal décor
- Custom solid wood construction and generous storage throughout
- Two walk-in master closets and large screened-in back porch
- Private driveway and ample on-street parking
- 4-minute walk to deeded private beach access
- Beach chair and umbrella service included
- Short-term rentals allowed with no minimum night stay
- Golf cart-friendly community
- Termite bond in place with Arrow
- Olympic-size pool, private courtyards, and brick-paved streets
- Direct access to Hugh S. Branyon Backcountry Trail system
- Strong appreciation and rental demand in Orange Beach market

Property Description

The home offers 1,784 SF of well-designed living space with functional flow and high ceilings. The main level features the primary suite, kitchen, dining room, and access to the screened-in porch, perfect for relaxing or entertaining. Upstairs includes two additional bedrooms, each with its own en-suite bath, creating a highly marketable layout for guests or multi-generational living.

Exterior construction is durable and coastal-resilient, with a metal roof and elevated foundation. Interior finishes are tasteful but may benefit from light cosmetic updating to match newer builds in the community.

Rental & Market Position

Village of Tannin is one of the few Orange Beach communities that allows short-term rentals without minimum stay restrictions. Similar properties in the area generate strong seasonal and annual rental income, particularly when paired with quality furnishings and proximity to beach access. Comparable renovated cottages with smaller footprints are priced in the \$825K–\$875K range and have longer days on market. This home is priced attractively considering size, condition, and lot placement.

Financial Summary

Listing Price	\$929,000
Est. Property Taxes (2024)	\$4,069.76
HOA Fees	\$470/Quarter
STR Income Potential	\$60K–\$80K+/Year (Seasonal Adjusted)

Location Map & Lifestyle

Located off Perdido Beach Blvd. in Orange Beach’s west side, Tannin is a master-planned, walkable neighborhood with cobblestone streets, strict architectural guidelines, and high demand for both full-time and vacation ownership. The Backcountry Trail access adds nature and recreation appeal, while nearby shops, dining, and Gulf State Park enhance daily lifestyle convenience.