

OFFERING MEMORANDUM

24132 Perdido Beach Blvd, Unit 11D7 | Orange Beach, Alabama 36561

Offered at: \$615,000 | MLS #384737

PROPERTY OVERVIEW

- Residence Type: Condominium (Phoenix I)
- Subdivision: Phoenix I – Gulf-Front Condominium Community
- Year Built: 1985
- Living Area: 910 Sq. Ft.
- Stories: 1 (11th Floor Unit)
- Bedrooms: 2
- Bathrooms: 2
- HOA: \$TBD/month (Managed by Brett/Robinson)
- Property Taxes: \$3,785.60 (2024)

INTERIOR HIGHLIGHTS

- Gulf-front living room with sliding doors
- Open-concept kitchen with Gulf views
- Two bedrooms with updated baths
- Tile flooring throughout
- Spacious balcony overlooking the Gulf
- Turnkey rental or personal retreat

EXTERIOR & COMMUNITY FEATURES

- Gulf-front balcony with unobstructed views
- Outdoor pool, hot tub, kiddie pool
- Fitness room, sauna, tennis courts
- Direct beach boardwalk access
- On-site security & management
- Strong rental history potential

SYSTEMS & UTILITIES

- Electric: Riviera Utilities
- Water & Sewer: Orange Beach Utilities / Baldwin County Sewer
- Insurance: Flood Zone VE – Flood insurance required
- HOA Includes: Maintenance, insurance, cable/internet

SELLER NOTES

- “Perfect retreat to enjoy sunrises and sunsets. Balcony views of dolphins and beach life. Strong rental income potential in sought-after Phoenix I community.”

LOCATION & ACCESS

- Schools: Orange Beach Elementary (4.1 mi), Orange Beach Middle/High (1.9 mi)
- Zoning: Residential Condominium
- Flood Zone: VE (High Risk – BFE 15 ft)
- Directions: From Perdido Beach Blvd, enter Phoenix I. Unit 11D7 on 11th floor.

DISCLOSURES

- Appliances Convey
- No Known Defects
- Buyer to Verify All Information
- Flood insurance required (VE Zone)