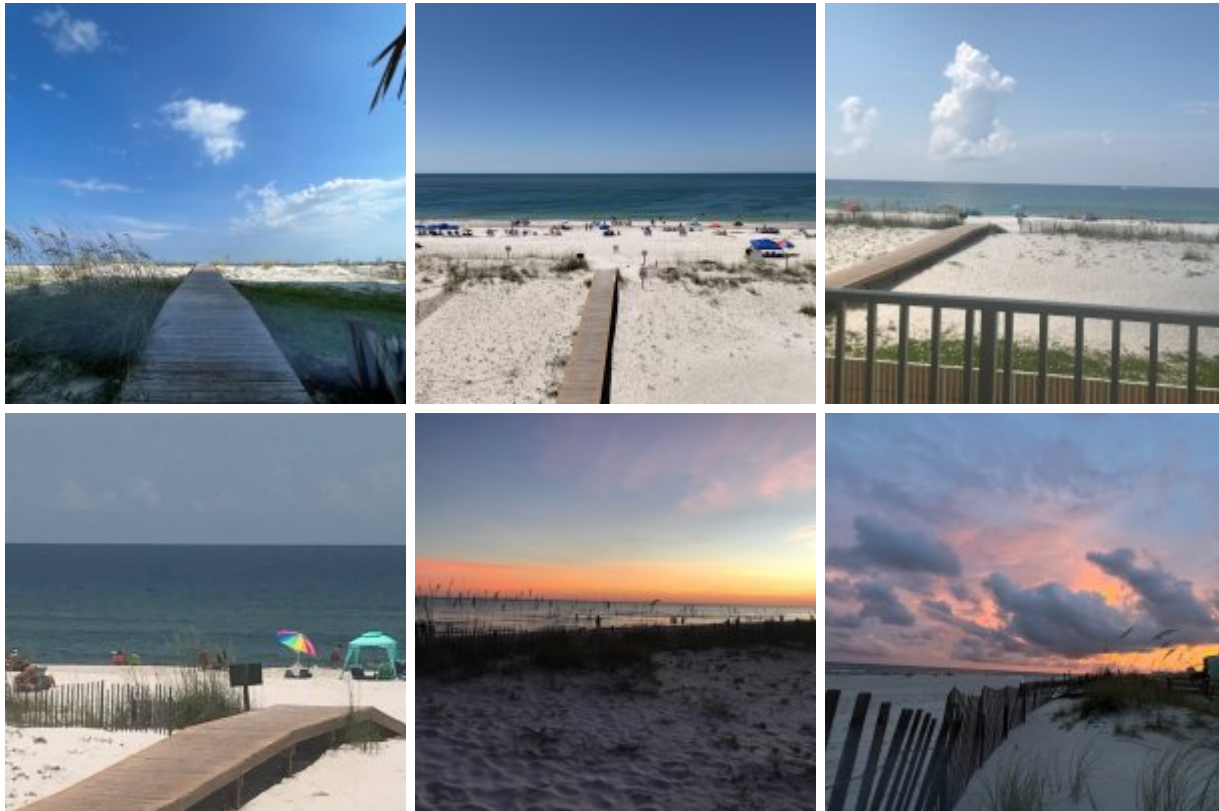


# WOW STEPS to beach! 3 BR 1st Level Wrap Around Balcony & Beautiful Views

## Summary

Beautiful condo ready for you to relax with a fantastic beach front view! Located on 1st floor, elevator, 2 baths, Covered, Assigned Parking. Not crowded!



## Description

This updated Sundial condominium is very cozy. The coastal farmhouse decor is brand new and gives you the feeling that you are in your own home. There is a 50 inch flat screen SmartTV in the living room and flat screen TVs in all of the bedrooms. The kitchen is fully equipped and boasts new quartz countertops and stainless steel appliances. The freezer has an icemaker. The entire building just received a facelift in 2019 with more improvements in 2023!

You will enjoy your time in this peaceful condo as there are only 24 units in the building so it is nice and quiet. The West side wrap around balcony is very spacious giving you a place to watch the surf and the dolphins play and a place to keep your beach chairs and other items. There is gated access to the pool and beach which ensures that only Sundial owners and guests have fantastic beach space! No crowding like the big complexes!! There is an elevator but we are located on the first level right above the pool!

The location is ideal because it is just a mile and half from Hwy 59! Across the street you have the convenience of Waves Store, S & S Seafood, Island Ice Cream and The Gulf House Restaurant. This unit is a little gem on West Beach!

See <https://sundialh1.com/> for more photos!

Map

**Address:** 1149 West Beach Blvd.  
**Zip Code:** 36542  
**Latitude / Longitude:** 30.24347 / -87.71553



Nearest Airport	Gulf Shores	5 miles
Nearest Bar	The Beach House	150 feet
Nearest Beach	Sundial beach	50 feet
Nearest Restaurant	The Beach House Restaurant	150 feet

Additional Property Information

BBQ Area, Assigned Covered Parking, Pool, Gated Access Boardwalk to Beach, Elevator

\*Please note that there is a maximum of TWO (2) vehicles for each unit at Sundial. Parking is tight so don't bring your huge truck or vehicle!! If you have a 3rd vehicle, it must be parked nearby. Off-site vehicle rates must be paid to the lot/business where car is parked. Contact Annette about these parking lots.

Convenience store across street with liquor store, seafood market, ice cream shop and restaurant in shopping center.

Pets are NOT allowed except for Sundial Owners.

Totally renovated with new kitchen and bathroom cabinets, quartz countertops, stone and tile walk in shower. Very comfortable and cozy condo. Kitchen has everything you need! Building siding updated 2019! More updates in 2022!

Visit [sundialh1.com](http://sundialh1.com) to see more pictures. Also find us on Facebook: Sundial H1

Accommodation, Features

5 Stars Condo or Apt/Townhouse

**Bedroom(s):** 3 ( 8 Sleeps )

King: 1, Queen: 1, Sleep Sofa: 1, Twin / Single: 2

**Bathroom(s):** 2

Combination Tub / Shower: 1, Outdoor Shower: 1, Walk-In Shower: 1

### Suitability

- **Long term rentals:** No
- **Pet Friendly:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

### Themes

Family Friendly, Romantic, Snowbird - Long Term, Tourist Attractions

### Location Type

Beach View, Beachfront, Ocean View, Oceanfront, Waterfront

### Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Dining Area, Elevator, Fireplace, Keyless Entry System, Linens Provided, Outdoor Grill, Pool, Telephone, Towels Provided, Washing Machine, Wireless Internet

### Indoor Features

Activities / Restaurant Guide, Alarm Clock, Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Lobster Pot, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

## Outdoor Features

Beach Chairs, Beach Umbrellas, Outdoor Charcoal Grill, Outdoor Furniture, Pool-Community/Condo, Terrace / Balcony

## Access & Parking

Covered Parking, Elevator, Secure Parking, Stairs

## Activities

### Activities & Adventure:

Antiquing, Beachcombing, Boating, Cycling, Deep Sea Fishing, Eco Tourism, Fishing, Golf, Kayaking, Miniature Golf, Outlet Shopping, Paddle Boating, Parasailing, Pier Fishing, Scenic Drives, Shelling, Shopping, Sight Seeing, Snorkeling, Sound/Bay Fishing, Surf Fishing, Swimming, Tennis, Walking, Wildlife Viewing

## Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	\$69 - \$500		-	-	1 Nights	-
11-Mar-2024 - 31-Mar-2024 March	\$280	-	-	-	2 Nights	-
01-Apr-2024 - 30-Apr-2024 April	\$289	-	-	-	2 Nights	-
01-May-2024 - 31-May-2024 May	\$335	-	-	-	2 Nights	-
01-Jun-2024 - 30-Jun-2024 June	\$450	-	-	-	2 Nights	-
01-Jul-2024 - 02-Jul-2024 July	\$460	-	-	-	2 Nights	-
03-Jul-2024 - 06-Jul-2024 July 4	\$500	-	-	-	3 Nights	-
07-Jul-2024 - 31-Jul-2024 July 2	\$460	-	-	-	2 Nights	-
01-Aug-2024 - 31-Aug-2024 August	\$350	-	-	-	2 Nights	-
01-Sep-2024 - 30-Sep-2024 September	\$285	-	-	-	2 Nights	-

## Fees, Taxes, Deposit

	Type	Price	Charge Type
AL, Baldwin & Gulf Shores Lodging Tax	Required	16%	One time
Cleaning Fee	Required	\$195	One time
Parking \$25 (per car; 2 Car max) (1 covered spot G	Required	\$25	One time

## Policies

**Check in:** 15:00, **Check out:** 10:00

No pets.

No smoking in unit.

Must be 27 and above to rent.

As the owner, I prefer to talk to you by phone before booking your reservation, so please leave a contact number. You will be asked to send a deposit of 50% via PayPal before booking confirmed. The remaining balance is due no later than 15 days prior to the date of your reservation. All payments are processed through PayPal. You do not need a PayPal account to pay online. Just select to pay without a PayPal account.

#### **Additional Info**

Additional 16% is added per law for Alabama lodging taxes. A required \$195 cleaning fee is also added. Covered parking guaranteed for H1 spot at \$25/per vehicle. Second car \$25 and is first come first served in visitor spots.

