

BEST LOCATION ON THE ALABAMA COAST! FULL GULF FRONT + VIEW OF PERDIDO PASS

Summary

Best Location on AL Coast, View of Gulf & added bonus of Great View of Perdido Pass. Relax on the balcony & watch the boats! Upgraded/Updated; Amenities Galore!



Description

*****IMPORTANT! PLEASE READ BEFORE SENDING INQUIRY***** We have been self-managing our condos since 2010, but due to some family health issues, it was time to turn the management over to a local rental company. From now on, THIS PROPERTY CAN ONLY BE BOOKED THROUGH BEACHBALL PROPERTIES:

<https://beachballproperties.com/properties/phoenix-east-ii-2044>

All dates for this unit are marked out on the AlabamaVHR website, as ******ONLY BEACHBALL HAS THE UP-TO-DATE CALENDAR, PRICES, & ABILITY TO BOOK******

You will save money by booking directly through Beachball vs. booking this unit through VRBO, as VRBO charges exorbitant booking fees just to go through their website. You will get the same unit for a better price to go directly through Beachball.

Best Location on AL Coast, View of Gulf & Perdido Pass/Upgrades, Updated

You can "have it all" (location, upgrades, price) at "Orange Beach Retreat"! Find out why we have many return guests year after year to our condos:

WHY CHOOSE THIS PROPERTY?

1. THIS COMPLEX IS LOCATED AT THE MOST DESIRABLE LOCATION ON THE ENTIRE ALABAMA COAST WITH THE BEST VIEWS OF THE GULF & PERDIDO PASS. This unique location has DIRECT, south-facing gulf front views and is the closest Gulf Front condo complex to Perdido Pass (which is the entry point for all boats to enter the Gulf of Mexico from the back bays.) Our many returning guests love to relax on our balcony and watch all of the boats going in and out of the Gulf!
2. Fourth floor location is the perfect height to view the water over the sand dunes and palm trees.
3. Not your typical Phoenix condo; stands out with numerous upgrades. Major kitchen and bath improvements just completed in 2015, 2016, and 2017 (see description below).
4. Sleeps eight with 1 king, 2 queens, and 1 queen sleeper sofa.
5. This building is also unique because it is one of the few short-term rental buildings that is extremely low density, with only five units per floor. Many of the other buildings are "mega-sized" which means they are more crowded and much more noisy than our location.
6. Major pool renovation in 2018 with TWO outdoor pools. Our pool has zero entry and in-pool bench seating area. Our "sister complex" pool has a waterfall bridge. Both have designer, large paver pool deck with updated furniture, kid's splash pad, gazebo, grilling area, and tropical landscaping. Other amenities include Indoor pool, hot tub, fitness room, sauna, tennis, basketball, and racquetball.
7. Lots of great amenities (please see list below)
8. 3 HDTVs - 48' LED in living, 42' plasma in the master, 32' in second bedroom. Surround sound in living and master. Blu-ray and DVD players.
9. Free WiFi
10. We (owners) are locals, so we are able to frequently check the unit to keep it at a very high level for our guests. We are constantly updating the condo, as well as personally doing routine maintenance of our unit. Since we are in-town and very "hands-on" with the upkeep of our units, our guests can enjoy a very well-cared for place to relax on the beach.

BEST LOCATION AROUND!

LOCATION, LOCATION, LOCATION makes this complex the best in the area! This building is low density, direct gulf front and the closest beach condominiums to Alabama Point (all boat traffic has access to the Gulf from here) Relax and enjoy watching sailboats, power boats, charter boats, and sometimes even a 'pirate ship' glide in the glistening water. Fishermen also love this location because they can walk to the stone jetty and fish from the shore.

The beach here is also the most preferred in the area due to it being the widest from buildings to shoreline, so there is more than enough space for relaxing or playing. Chairs and umbrellas are available that can be rented for the day. After a day at the beach, premier shopping and dining opportunities abound, some within walking distance and many others within a very short drive. 'The Wharf' is a premier shopping and dining area that has everything from the big name amphitheater concerts to the huge signature Ferris wheel!

AMENITIES GALORE!

Even though our building has the advantage of low density, it has many amenities. TWO Outdoor Pools with Large Pool Decks for Lounging, Kids splash pad, Gazebo & Grilling Area, Indoor Pool, Hot Tub, Fitness Room, Sauna, Tennis, Basketball, Racquetball, Beach Volleyball, Guard-at-Gate, Ample Parking Lot allows room for Boat/Jet Ski/Trailer Parking (must purchase parking pass), Two Elevators, Large Lobby/Meeting Area with Big Screen TV, Two Elevators, On-Site Beach Chair Rental Service.

NOT THE TYPICAL UNIT!

UPGRADES GALORE make this an exceptional unit!

THE FOLLOWING UPGRADES HAVE RECENTLY BEEN COMPLETED: Unlike most of the other two bedroom units in this building, the kitchen cabinetry in this unit has been reconfigured to accommodate a stainless steel refrigerator which is full sized (versus the typical apartment sized). The refrigerator also features the elegant side by side

design, with in-door icemaker and water dispenser.

The entire unit has just gotten a major facelift with removal of the dated popcorn ceiling and replaced with a beautiful smooth ceiling; also a coastal-look luxury vinyl wood plank flooring has been installed throughout. New light fixtures and designer "boat propeller" fans. The unique beach art and whimsical fun decor gives the feeling of sand and sea throughout the unit, and white wood plantation shutters complete the airy, beachy atmosphere. Both baths have new cabinetry, elegant stone quartz countertops, new cabinet pulls and faucets. The master has a double vanity with two undermounted sinks and walk-in shower. In the second bath, the bathtub has been replaced and a new tile surround with designer glass accent.

The kitchen cabinetry has whimsical sea creature nickel door pulls and stone quartz counter tops accented with a tile backsplash. A cook's delight is the all stainless steel appliances, which includes a glass cook top and full-sized refrigerator with in-door ice and water dispenser.

The flooring of the entire unit and the balcony is tastefully tiled with a large faux stone look. Heavy wood moldings and double paneled wood doors with nickel hardware immediately make the impression of a very stylish unit.

The living room has a new 49-inch smart TV. There is also a Blu-ray DVD player, stereo receiver, and surround sound in-wall system to enjoy movies or music. The oversized coffee table is perfect for playing family games.

Large windows provide a great view of the beach and water from both the living area and the master bedroom. Entry to the balcony is possible from both rooms. The fourth floor balcony is the perfect height for beach and pool viewing as well as possibly catching some of the 'free' outdoor entertainment from the hotel conference center next door, such as concerts or fireworks; also the perfect vantage spot to watch when the Blue Angels "buzz" the beach!

The master bedroom has a king size bed with new mattress and thick memory foam top and a 42-inch wall mounted, flat screen TV. In wall speakers connect to the stereo system in the living area. The master bath has a large separate vanity area with two sinks, and the bath area has a large walk-in shower with bench. The bath has recently been remodeled with wood cabinetry and stone quartz counter tops, new sink and shower faucets.

The second bedroom has two queen beds with a 32' HDTV with DVD player, and a private bath. This bath has also been remodeled with wood cabinetry, stone quartz counter tops, and faucets; in addition, new tile tub/shower surround with exquisite glass inlay border.

Washer and dryer are in in the unit.

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Map

Address: 27120 Perdido Beach Blvd

Zip Code:

36561

Latitude / Longitude: 30.274736 / -87.56354



Accommodation, Features

5 Stars Condo or Apt/Townhouse

Bedroom(s): 2 (8 Sleeps)

King: 1, Queen: 2, Sleep Sofa: 1

Bathroom(s): 2

Combination Tub / 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

Adventure, Away From It All, Budget Friendly, Family Friendly, Historic, Romantic, Snowbird - Long Term, Spa, Sports & Activities, Tourist Attractions

Location Type

Beach View, Beachfront, Near The Ocean, Ocean View, Oceanfront, Water View, Waterfront

Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Dining Area, Elevator, Fitness Room / Equipment, Hot Tub, Keyless Entry System, Linens Provided, Outdoor Grill, Pool, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

Alarm Clock, Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Refrigerator, Sauna, Stove, Toaster

Outdoor Features

Courtyard, Deck / Patio, Heated Pool, Hot Tub Spa, Indoor / Enclosed Pool, Lanai / Gazebo, Lawn / Garden, Outdoor Charcoal Grill, Outdoor Furniture, Pickleball, Picnic Table, Pool-Community/Condo, Tennis

Access & Parking

Elevator, Parking for RV/Boat/Trailer, Parking Off Street, Private Car Lot

Activities

Activities & Adventure:

Antiquing, Basketball, Beachcombing, Bird Watching, Boating, Cycling, Deep Sea Fishing, Diving, Eco Tourism, Fishing, Freshwater Fishing, Golf, Hiking, Horseback Riding, Hot Air Ballooning, Jet Skiing, Kayaking, Miniature Golf, Outlet Shopping, Paddle Boating, Parasailing, Photography, Pickleball, Pier Fishing, Racquetball, Rafting, Roller Blading, Sailing, Scenic Drives, Shelling, Shopping, Sight Seeing, Snorkeling, Sound/Bay Fishing, Surf Fishing, Surfing, Swimming, Tennis, Volleyball, Walking, Water Skiing, Water Tubing, Wildlife Viewing, Wind Surfing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	-	-	-	-	-	-
No rates available						

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning/Linen Fee	Required	\$140	One time
Taxes	Required	13%	One time

Policies

Check in: 10:00, Check out: 04:00

