

Evergreen Romar Place 1103

Summary

Gulf front, 3 bedroom 2 bathroom. Large balcony. Remodeled kitchen with full size refrigerator and beautiful granite.



Description

EVERGREEN PROPERTIES

Welcome to our home, Romar Place 1103 (Evergreen). We take great pride in the look and function of our unit to make your vacation as pleasurable and stress free as possible. The unit has tile in common areas and the master bedroom and bath. The back 2 bedrooms are carpeted.

When you enter the unit you will automatically be drawn to the magnificent view of the beautiful Gulf Of Mexico. You will be delighted with the large balcony featuring a counter height table and 4 chairs and 2 stools. 4 stacking chairs are also there for extra seating. The balcony can be accessed from the full size sliding glass door in the master bedroom or one of 2 sliding glass doors in the living room.

The living room features a comfortable couch with queen sleeper and 2 comfortable recliners. A 50" smart tv for your viewing enjoyment, and a coffee table that features 4 pull out stools perfect for a board game. (located in the cabinet, below tv)

The dining area features a square table with 4 chairs, and a bench. There are also 4 bar stools to accommodate a total of 8 people for family meals.

The kitchen is well stocked with everything to satisfy your cooking needs. The stainless appliances including full size refrigerator with ice and water in the door, all look great with the beautiful granite. Breakfast, lunch, or dinner you will be delighted cooking for your family in this beautiful kitchen. There is also a pantry closet for your storage needs.

After a busy day at the beach, a wonderful meal, and possibly stream an exciting movie you can retire to one of the three bedrooms. The large master bedroom features a king size bed with a comfortable mattress, new pillows and bedding. There is also a 40" wall mounted smart tv for your enjoyment. The on suite bath features a garden tub/ shower combo granite counters raised glass vessel sink, and plenty of storage. Plush towels and wash cloths are included in each bathroom.

Bedroom number two features a queen bed, with comfortable mattress and bedding. . A 32" smart tv is wall mounted for your enjoyment.

Bedroom number three features a set of bunk beds, Full over full. There is also a twin pull out trundle, all with comfortable mattress's and bedding. There is also a 32" Smart TV.

The 2 back bedrooms share a common bath accessed from hall. This bath has a tub/ shower combo, granite counters and a glass vessel sink.

Last but not least there is a separate laundry alcove featuring a full size washer and dryer, cordless Dyson vacuum and other cleaning supplies.

The Romar Place complex is the perfect size. With 11 floors and a total of 66 units it very seldom feels crowded. Either of the Two central elevators will take you to the top floor where 1101 is located. You will be supplied with a Door code that will work for the entirety of your stay, no keys!!

Romar Place has Two pools, an indoor and an outdoor. The indoor pool is heated for your comfort. There is an adjacent Hot tub, also an adjacent dry sauna. A bathroom is also located next to the indoor pool for your convenience. The outdoor pool features a shallow area for small kids, plenty of lounge chairs, there is also a bathroom conveniently located on the east end of the pool area. There is a small workout area featuring a treadmill, elliptical, bike, and small Multi station machine attached to the office in front of complex. Rounding out the amenities is a barbecue area featuring 3 stainless charcoal barbecues. Barbecuing at Romar Place is a delight, with views of the beach, families from different units gather. Nothing better then the smell of barbecue, meeting new friends, all with the view of paradise.

Orange Beach has so much to offer for your vacation enjoyment. First and foremost is the sugar white sand on our wonderful beaches. We have fantastic restaurants many with amazing views. Cobalts, The Gulf, Fishers, Tacky Jacks to name a few. Several great restaurants also are in walking distance to Romar Place. Wolf Bay Lodge Restaurant is across the street, Docs seafood and steaks is a short walk to the east, between Wolf Bay Lodge and Docs is The Ruby Slipper, a great breakfast/ lunch restaurant. Live Bait featuring live entertainment many nights is also a short walk from Romar Place. Back Country Trails is the perfect place for hiking and bike riding. There are several dolphin watching boats or maybe a charter fishing trip is more to your liking. Nearby in Gulf Shores there is a waterpark, a zoo, And the Track.

Shopping is plentiful. The outlet mall is close by in Foley, The Wharf has lots of shops and restaurants, there are also many little eclectic shops scattered around the area. A new attraction close by in Foley is OWA an amusement park with some awesome looking roller coasters, shops and restaurants.

At the end of the day, whether relaxing at the beach and pool, or taking in some of the wonderful attractions in the area you will be welcomed back to your home away from home, Romar Place 1103.

For large parties we also own Romar Place 1101. A 3 bedroom/ 3 bathroom just 2 doors away on the same floor.

Managers and owners: Mark and Susan Miedecke

Susan's Cell- (337) 278-5527

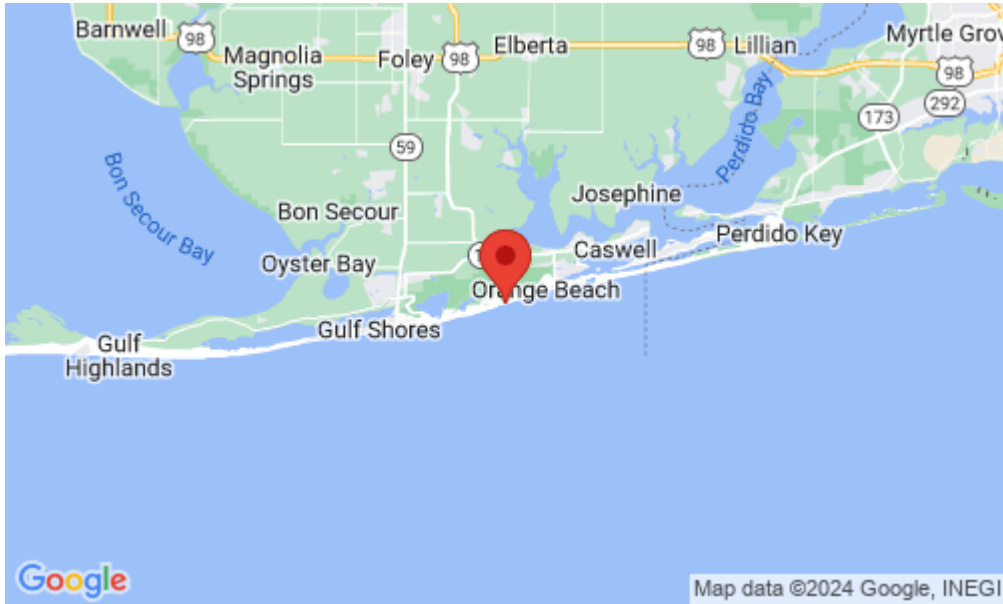
Email any questions to: evergreenpropertiesob@ Gmail.com

Map

Address: 24038 Perdido Beach Blvd Orange Beach Alabama 36561

Zip Code: 36561

Latitude / Longitude: 30.261501 / -87.614048



Nearest Beach	Behind condo	50 feet
Nearest Restaurant	Wolf Bay	100 feet

Additional Property Information

Web site

evergreen-properties.com

Evergreen Romar Place 1103 rates:

Accommodation, Features

5 Stars Condo or Apt/Townhouse

Bedroom(s): 3 (8 Sleeps)

Full: 2, King: 1, Queen: 2, Trundle: 1

Bathroom(s): 2

Combination Tub / Shower: 2

Suitability

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

Themes

Budget Friendly, Family Friendly, Romantic

Location Type

Beachfront, Oceanfront, 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

Blender, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Hair Dryer, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Pantry Items, Refrigerator, Sauna, Toaster

Outdoor Features

Deck / Patio, Heated Pool, Hot Tub Spa, Indoor / Enclosed Pool, Outdoor Charcoal Grill, Outdoor Furniture, Pool-Community/Condo, Terrace / Balcony

Access & Parking

Elevator, Secure Parking, Stairs

Activities

Activities & Adventure:

Beachcombing, Cycling, Deep Sea Fishing, Fishing, Hiking, Jet Skiing, Paragliding, Shopping, Snorkeling, Surf Fishing, Surfing, Swimming, Volleyball, Walking

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	\$200		\$2,300	-	1 Nights	-
30-Mar-2024 - 31-May-2024 Spring 2024	\$200	-	-	-	3 Nights	-
01-Jun-2024 - 10-Aug-2024 Summer 2024	-	-	\$2,300	-	7 Nights	Sat - Sat
11-Aug-2024 - 31-Dec-2024 Fall/ Winter	\$200	-	-	-	1 Nights	-

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning 2023	Required	\$150	One time
Registration per car	Required	\$36	One time
Tax 9/1/22 until 9/1/23	Required	15%	One time
Tax starting Sept 1, 2023	Required	16%	One time

Policies

Check in: 16:00, Check out: 10:00

EVERGREEN PROPERTIES

Welcome to Romar Place units 1103 and 1101
24038 Perdido Beach Blvd.
Orange Beach, AL. 36561

We want your stay to be as joyful and safe as possible. The following is a list of some basic rules required by the complex and our specific units.

- 1) Must be at least 25 years old to rent. A copy of responsible persons drivers license will be required. Responsible person must be staying in unit for entire rental time.
- 2) No smoking inside unit.
- 3) No pets allowed.
- 4) Do not hang towels over balcony railings.
- 5) Do not throw anything off of balconies.
- 6) Do not feed birds from balconies.
- 7) An adult must be present with children in either indoor and outdoor pools.
- 8) Check in is 4pm and check out is 10am unless otherwise agreed upon with management.
- 9) Cancellation policy- 100% refund if cancelled at least 14 days before arrival date. 50% refund if cancelled 7 days before arrival date. No refund if cancelled the day before arrival date.
- 10) 2 parking passes per stay. Parking passes are obtained from manager for \$30 each.
- 11) Maximum occupancy in 1101 and 1103 is 8 people each.
- 12) Preferred payment method is check or money Order. Pay pal is accepted with a 3% surcharge. We can also accept payment through Venmo (F&F) and Apple Pay with no extra charge.
- 13) Please do not unplug lamps. All lamps work off a wall switch. On all electrical outlets the top plug works off a wall switch the bottom is always "hot" we have added power strips in all bedrooms and in the living room to plug all your Mobil devices into in 1101, will be adding in 1103 as soon as we can.
- 14) Before departure Please pick up all trash and deposit in trash bin outside in stairway.
- 15) Please strip beds, place all laundry by washer and start a load of towels washing before departure.
- 16) Before departure Put dishes in dishwasher and start cycle.
- 17) Have a wonderful time on our beautiful beaches.

Don't hesitate to call or email, with any problems or questions.

Thanks,

Mark and Susan Miedecke

evergreenpropertiesob@gmail.com

Susan Cell-337-278-5527d

