

# Sea Oats D206 West Beach Boulevard Gulf Shores

## Summary

Huge condo located on the quiet West Beach end of Gulf Shores. Located on Little Lagoon and just a few steps across a 2 lane road is deeded beach access.



## Description

UNIT D206

THIS UNIT IS NOT PET FRIENDLY- NO ANIMALS- NO EXCEPTIONS!

\*Second floor unit- NO ELEVATORS (You walk up 28 steps with 4 landings to access this condo.)

\*Newly purchased condo (February 2020) never rented before that

\*Quiet older complex on West Beach

\*Low density

\*Complex sits on 7-8 acres

\*2 huge pools each with a kiddie pool

\*DEEDED beach access just across a two lane road

\*Boardwalk to beach

\*Showers on boardwalk to beach (beach side and condo side)

\*Sits on Little Lagoon

\*Huge piers with covered areas

\*Covered picnic pavilion with grills and picnic tables

\*Paradise for fishers, kayakers, paddleboarders, bicyclists

- \*Two boat launches for boaters or jet skiers
- \*Covered ASSIGNED parking for 1 car under the condo- additional spaces for another car

- \*Balcony view overlooks one of the two large pools
- \*1250 square feet- one of the biggest 2 bedrooms on the beach!
- \*2 LARGE bedrooms
- \*Huge closets
- \*2 Full bathrooms with bathtub/shower
- \*FULL SIZE washer and dryer
- \*Fully stocked kitchen
- \*Wood flooring (no carpet)
- \*Composite deck furniture- bar height table and 4 chairs
- \*Access to balcony from both bedrooms and living room

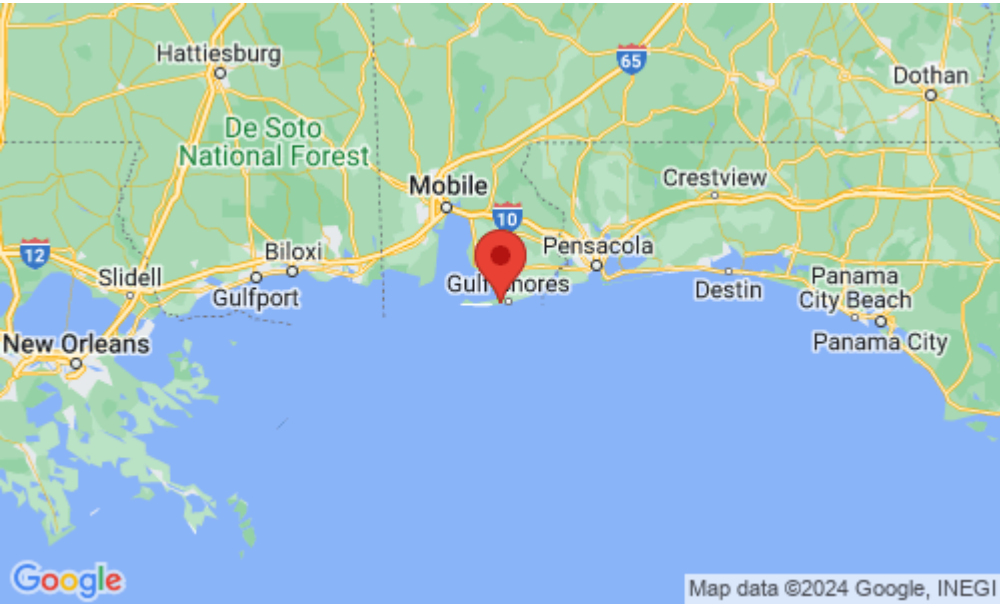
- \*New sofa (with sleeper- children only, please) May 2020
- \*New love seat May 2020
- \*New recliner May 2020
- \*New rugs May 2020
- \*New bedding (pillows, spreads) May 2020
- \*New decor May 2020
- \*Dining Table
- \*New Mattress on King Bed (January 2021)
- \*New Toilets (March 2021)
- \*New Washer (July 2022)
- \*New TVs 50 inch LG Smart TVs for bedrooms (January 2023)
- \*New Fridge (January 2023)
- \*New Microwave (January 2023)

## Map

**Address:** 1872 West Beach Boulevard  
Gulf Shores

**Zip Code:** 36542

**Latitude / Longitude:** 30.240725 / -87.74545



Nearest Beach	Quick walk across 2 lane road	5 minutes
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Additional Property Information

Sea Oats is an older complex and is low density. This unit is on the second floor of the D building and has 2 flights of steps to access it. THERE ARE NOT ANY ELEVATORS in the buildings. It sits on approximately 7 acres and has multiple buildings sitting around 2 large pools. There is a covered pavilion on the Lagoon with barbecue grills and picnic tables.

Accommodation, Features

Condo or Apt/Townhouse

**Bedroom(s):** 2 ( 4 Sleeps )  
King: 1, Queen: 1, Sleep Sofa: 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

Boat Friendly, Budget Friendly, Family Friendly, Sports & Activities, Tourist Attractions

Location Type

Near The Ocean, Waterfront

Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Dining Area, 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, Hair Dryer, Heating, Ice Maker, Internet, Kitchen, Living Room, Lobster Pot, Microwave, Oven, Refrigerator, Stove, Toaster

Outdoor Features

Fish Cleaning Table, Outdoor Charcoal Grill, Outdoor Furniture, Picnic Table, Pool-Community/Condo, Terrace / Balcony

Access & Parking

Covered Parking, Stairs

Activities

Activities & Adventure:

Antiquing, Beachcombing, Bird Watching, Boating, Cycling, Deep Sea Fishing, Fishing, Freshwater Fishing, Golf, Jet Skiing, Kayaking, Miniature Golf, Outlet Shopping, Paddle Boating, Parasailing, Pier Fishing, Sailing, Scenic Drives, Shelling, Shopping, Sight Seeing, Sound/Bay Fishing, Surf Fishing, Swimming, Tennis, Walking

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$125 - \$215		-	-	3 Nights	-
01-Apr-2024 - 22-May-2024 Late Spring 2024	\$160	-	-	-	3 Nights	-
23-May-2024 - 10-Aug-2024 Summer 2024	\$215	-	-	-	3 Nights	-
11-Aug-2024 - 30-Sep-2024 Late Summer 2024	\$160	-	-	-	3 Nights	-
01-Oct-2024 - 31-Oct-2024 October 2024	\$175	-	-	-	3 Nights	-
01-Nov-2024 - 20-Nov-2024 November 2024	\$125	-	-	-	3 Nights	-

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee (Includes Tax)	Required	\$115	One time
Lodging Tax	Required	15%	One time
Parking Pass	Required	\$30	One time

	Type	Price	Charge Type
Security Deposit	Required	\$200	One time

## Policies

**Check in:** 03:00, **Check out:** 10:00

No Smoking/No Vaping/No Marijuana Smoking/No Illegal Drugs

Check in after 3:00 PM Central Time

Check out before 10:00 AM Central Time (Please honor check out time to allow cleaners ample time to clean the condo for the next guests. Cleaners often clean multiple units during the change over time and are normally on a tight schedule. There will be a \$25 charge for each 30 minutes you are late vacating condo if cleaner has to wait for your departure in order to access the condo to clean.)

Maximum Occupancy- 6 people

No Animals- Strictly Enforced! No Exceptions! Due to owner allergies, this is NOT a pet friendly unit, but there are many other owners with units at Sea Oats who allow dogs. Please consider one of those units if you want to bring an animal. There will be a \$300 charge and immediate eviction if there is evidence of any animal in the unit.

We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent. Any reservation made under false pretenses will result in loss of advance payment and the group will not be allowed to check in.

Payment- An advance payment of 1/3 of the rental rate is required to secure your reservation. The balance of your payment is required 45 days before your arrival date. The advanced payment will be entirely applied toward the rental rate. The advanced payment is not a refundable damage deposit and is not returned.

Damage/Reservation Deposit- We are requiring a refundable damage deposit of \$200. Deposit will be returned to you 7 days after your departure date assuming the following conditions are met:

- \*No damage is done to the condo or its contents, beyond normal wear and tear.
- \*No items are missing or damaged upon inventory check.
- \*All dishes are clean and put away.
- \*Condo is not left excessively dirty.
- \*All trash is put in the outside garbage dumpster.
- \*No evidence of smoking (cigarettes, vaping, marijuana).
- \*No evidence of an animal.
- \*Report anything broken so we can have repairs done or broken items replaced.
- \*Adhere to check in/check out policy times.

## Additional Info

When you arrive, the condo should be clean and set up with linens and supplies itemized below. If the condo has not been cleaned when you arrive or if there are any cleaning issues, please call 205-446-8703 (Lisa's cell) or 205-446-8702 (Neil's cell) immediately. We will do our best to correct any problems, but we must be made aware of the problem when you arrive. Any damage noticed upon arrival should also be reported.

Supplied Items: linens for king bed, linens for queen bed, linens for sleeper sofa (suitable for children only) 3 blankets, pillows, 12 bath towels, 12 wash cloths, 2 hand towels, 2 dish towels, 2 dish cloths, dish detergent,

automatic dishwasher detergent, bath soap (1 bar per bathroom), 1 roll paper towels, 1 roll toilet paper per bathroom, and trash can liners. You may need to replenish these start up supplies during your stay.

