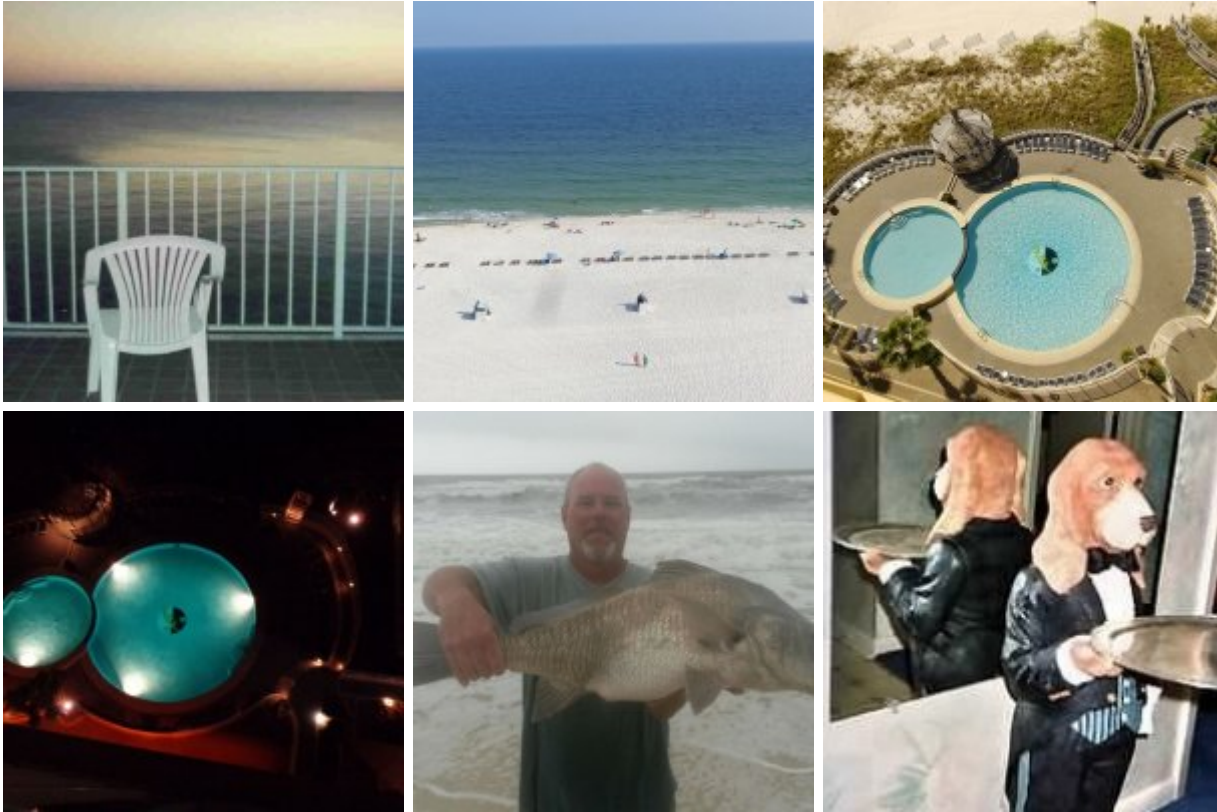


# 5 Star Luxury Corner Unit With HUGE Wrap around Balcony!

## Summary

Condo, 3 Bedrooms, 2 Full Baths, (Sleeps 6-8)



## Description

RECEIVE A FREE NIGHT WHEN YOU BOOK FOR ONE WEEK! (Except December to February, then you get a huge discount for a month's stay!)

VOTED THE BEST CONDO IN SUMMER HOUSE 2023!

Here you are, looking for THE perfect vacation spot. Everyone is counting on you. Decisions! Let me help make this easy for you. I have been sharing my Summer House since 1999. Listening to what my guests like, what they would expect at their dream destination. I can't control the weather, but I can control meeting your expectations at my Summer House. That's why I have an 80% repeat guest list. I share in their anticipation of seeing what the latest update is to the condo as it is updated, in some way, every year. And I am here to answer any questions, just text, email or call. I know how hard it can be to make a decision, let me make it easier for you. You will not be disappointed!

Booking with me as an owner has a huge advantage for you. Management companies and business owners are in this just for the rental income. I am in this to provide you with the best choice you could make on a memorable vacation. I am available at any time...I will provide you with my phone number if you should need me. I don't close

up my office at five or for the weekends, I am just a call or text away. Most times I personally inspect the condo prior to your arrival.

TWO bedrooms have KING SIZE beds!!! This 3BR/2BA NON-SMOKING Condominium is in the Summer House Complex, a class above the other resorts, and a gated community. It has breathtaking views for miles and miles from its 14th floor tiled balcony that wraps around our corner unit. Now, this balcony is SO big you can lay on the lounge chair and still have room at your feet for someone to pass in front of you! ALL of you will have enough room to sit on the balcony at one time, not in shifts! You can watch the dolphins play! Hear the waves, sip that morning coffee in peaceful bliss, see the stars, ships, manta rays, toast the sunset...

FREE WIRELESS INTERNET AVAILABLE IN THE CONDO!!!

You'll be surrounded in luxury in this completely furnished unit with many extras, such as a full size washer and dryer. Flat screen TV's in every room and four DVD players! Master bedroom is gulf-front, with a king bed and its' own door to the huge balcony. The side bedroom now has a brand new KING bed. The front bedroom has twin bunks, and one full to sleep four in one room! It also has a 25 inch TV with dvd/VCR! Blackout curtains in all rooms so you might get a chance to sleep in - maybe the kids will too? Each bedroom opens to the balcony. Two full-size bathrooms - the master has the HUGE walk in shower and was totally remodeled for your comfort and use, the guest has the HUGE bathtub!! Soft fluffy towels for eight, and clean fresh Egyptian sheets on all the beds will be waiting!

Every room has been freshly redecorated and updated! We even have a 'butler' to greet you and hold your keys! (He keeps all secrets too, what happens at the beach stays at the beach!) Fully equipped kitchen with all stainless steel appliances and EVERY possible item provided -coffee maker, grinder, blender, bagel toaster, all new cookware too! Am I missing something you might need? (I doubt it!) But if I am...let me know and I will deliver it to you! This spacious corner unit allows extra sunlight to the living and dining room, and spectacular sunsets from the side. Relaxing multi-color city lights to dine by! Plenty of room to sit back and relax.

Even on the 14th floor, you can still hear the ocean lull you to sleep! The living room is peaceful and relaxing. Luxury all around.

PRICES INCLUDE TAX AND CLEANING FEES... You get a free night when booking a week's stay.(except January and February, then you get a discount for a month's stay!) ..please be sure to verify the correct rate! AS OF AUGUST 13TH, 2022 YOU WILL HAVE TO PAY FOR PARKING. COST IS \$50.00 PER SPACE, LIMIT TWO. CARS WITHOUT PASSES WILL BE TOWED AT OWNERS EXPENSE. IF YOU ONLY NEED ONE SPACE, I CAN SELL A SINGLE PASS.

PLEASE CHECK THE UP TO DATE AVAILABILITY CALENDAR AND READ MY FORMER GUESTS GREAT REVIEWS! Read the compliments listed below from previous guests-- in their OWN words, not mine! See for yourself why people call my Summer House their Summer Home! We love it so much, most Saturdays and Sundays you will find us sitting on the boardwalk in front of Building B enjoying the scenery and sunshine! Look for the old couple with the 'Detroit Red Wing' decals on their blue cooler!

ADDITIONAL RENTAL INFORMATION:

\* \$300.00 reservation deposit turns into security deposit which will be refunded once condo is inspected

\*Accepts credit cards with 3.75% processing fee

You deserve this luxury! THIS IS YOUR DESTINATION BY CHOICE! Relax, revive, refresh!

\*\*\*THIS LISTING WILL NEVER BE AVAILABLE ON CRAIGSLIST. IF YOU SEE IT ON CRAIGSLIST PLEASE REPORT ASAP AS

IT IS A SCAM\*\*\*\*

\*\*\*\*\*COVID CANCELLATION POLICY\*\*\*\*\*

I strongly suggest you purchase CFAR travel insurance (Cancel for Any Reason) for cancellations due to covid OR FOR ANY REASON. You can google trip insurance, and it is reasonably priced. I will not refund any cancellations due to covid. My cancellation policy stands as outlined below:

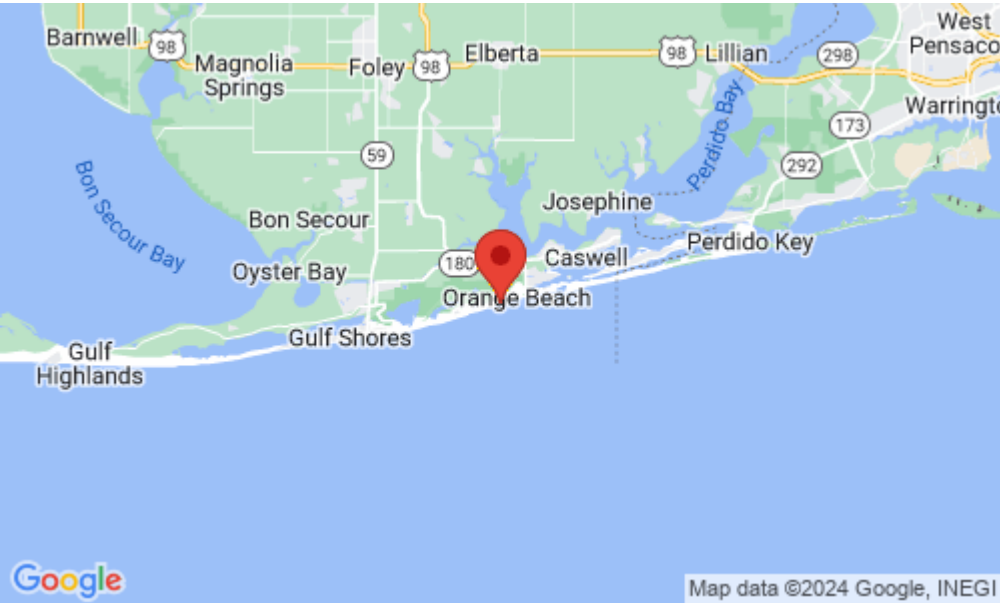
\*\*\*\*\*REVISED CANCELLATION POLICY 8/20/21, replacing notice provided in informative brochure. Correction as follows: Balance is due 30 days prior to arrival. If the reservation is cancelled prior to 30 days of the scheduled arrival date, all monies will be refunded less a \$25.00 processing fee. If the reservation is cancelled prior to 14 days of the scheduled arrival date, then the deposit and 50% of the rent will be forfeited. The forfeited rental fee will be refunded if the owner is able to secure a rental for the cancelled dates. There are no refunds for early departures other than for forced evacuations due to natural or man made disasters. In the event of a forced evacuation, a credit will be given for unused days. If you have cancelled over 30 days in advance and can rebook at a future date, the \$25.00 processing fee will be deducted from your future rent due. As always, I am willing to work with you in any way concerning adversities that could interrupt a vacation.

Map

**Address:** 25020 Perdido Beach Blvd., Orange Beach, AL Unit 1406A

**Zip Code:** 36565

**Latitude / Longitude:** 30.265693 / -87.598468



Nearest Airport	Pensacola Airport	30.4 miles
Nearest Bar	Live Bait	10 minutes
Nearest Beach	Gulf of Mexico	50 feet
Nearest Golf	Alvins Island Golf	10 minutes
Nearest Restaurant	Franco's	10 minutes

## Additional Property Information

Bring your boat! Boat trailer parking available!

Portable high chair provided.

Accommodation, Features

5 Stars Condo or Apt/Townhouse

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

Bunk Bed: 2, Full: 1, King: 2

**Bathroom(s):** 2

Combination Tub / Shower: 1, Outdoor Shower: 3, 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, Boat Friendly, Family Friendly, Luxury Rentals, Romantic, Sports & Activities, Tourist Attractions

## Location Type

Beach View, Beachfront, Ocean View, Oceanfront

## Popular Amenities

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

## Indoor Features

Activities / Restaurant Guide, Alarm Clock, Blender, Child Highchair, 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, Sauna, Stove, Toaster

## Outdoor Features

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

## Access & Parking

Elevator, Parking for RV/Boat/Trailer, Parking Off Street, Secure Parking

## Activities

## Activities & Adventure:

Antiquing, Basketball, Beachcombing, Bird Watching, Boating, Cycling, Deep Sea Fishing, Diving, Eco Tourism, Fishing, Fly Fishing, Freshwater Fishing, Gambling Casinos, Golf, Golf Privileges Optional, Hiking, Horseback Riding, Horseshoes, Hot Air Ballooning, Hunting, Jet Skiing, Kayaking, Miniature Golf, Outlet Shopping, Paddle Boating, Parasailing, Photography, Pier Fishing, Racquetball, Roller Blading, Sailing, Scenic Drives, Shelling, Shopping, Sight Seeing, Skydiving, Snorkeling, Sound/Bay Fishing, Spelunking, 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				
-						
<b>Rate summary</b>	\$445 - \$610		-	-	3 Nights	-
<b>01-Jun-2024 - 28-Jun-2024</b>	\$570	-	-	-	3 Nights	-
<b>29-Jun-2024 - 02-Aug-2024</b>	\$610	-	-	-	3 Nights	-
<b>03-Aug-2024 - 30-Aug-2024</b>	\$445	-	-	-	3 Nights	-

## Fees, Taxes, Deposit

	Type	Price	Charge Type
<b>Cleaning Fee (included in price)</b>	Required	\$0.01	One time
<b>Lodging tax (included in rate)</b>	Required	\$0.01	One time
<b>Property Damage Policy (included in rate)</b>	Info	\$59	One time
<b>Reservation Deposit (included in quote)</b>	Info	\$300	One time

## Policies

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

Association rules are that renters must be 25 years of age. To comply, I require a copy of your driver's license within 7 days of request to book. Reservation deposit is due with 7 days, and will turn into a security deposit which will be refunded upon inspection of the condo after you leave. Rent is due 30 days prior to arrival. All the information you may need will be sent to you upon receipt of the rent. Access to the condo is a four digit code that YOU provide for me to personally code for you. Two parking passes will be waiting for you in the condo. Detailed policies can be mailed to you upon your reservation if you would like, please email me the request. Payment of the reservation deposit and rent is considered your agreement to adhere to all policies.

**ABSOLUTELY NO SMOKING IN CONDO OR BALCONY AND NO PETS ALLOWED!** Evidence of either will result in eviction and loss of rent and deposit.

## Additional Info

NO PETS

NO SMOKING

TOTAL OCCUPANCY IS EIGHT REGARDLESS OF AGE - EVICTION AND LOSE OF MONIES IF EXCEEDED

SUGGEST PURCHASING "CANCEL FOR ANY REASON" TRAVEL INSURANCE IN CASE YOU NEED TO CANCEL. There will be no refund for a covid cancellation. Please see policy outlined below.

