

Gorgeous Views-Gulf Front Romar Place 503

Summary

Gulf front 3 bedroom, 2 bathroom condo at Romar Place. Amazing views from balcony access in Living room and Master bedroom.



Description

Welcome to our new home, Romar Place 503. 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 the bathrooms and all other common areas. The bedrooms are carpeted.

When you enter the unit you will automatically be drawn to the magnificent view of the beautiful Gulf Of Mexico. The balcony can be accessed from two sets of full size sliding glass doors in the living room. The king size master is also ocean front with a full size sliding glass door to the balcony so the sounds of the ocean can lull you to sleep at night.

The living room features a comfortable couch with queen sleeper (bedding located in the cabinet next to the sofa) recliner and a 50" smart tv. Board games, playing cards and novels are also included. The dining area features a table with 4 chairs. There are also 3 bar stools at the kitchen bar.

NEWLY UPDATED KITCHEN cabinets and leathered granite countertop. The kitchen is well stocked with everything to satisfy your cooking needs including blender, Keurig coffee pot and regular coffee pot, rice pot, crock pot, counter pellet ice maker, stainless appliances and a pantry closet for your storage needs.

The large master bedroom features a king size bed with a comfortable mattress, new pillows and bedding. There is also a wall mounted smart tv for your enjoyment. The NEWLY RENOVATED cabinets and granite countertop en suite

bath features a garden tub/ shower combo and plenty of storage. Plush towels and wash cloths are included in each bathroom.

Bedroom number two and three are across the condo from Bedroom number one.

Bedroom number two features a king bed with comfortable mattress, new pillows and bedding and a wall mounted smart tv.

Bedroom number three is next to bedroom 2 and features a queen bed with comfortable mattress and bedding and a wall mounted smart tv.

A pack and play for the little ones is also included in the unit...one less thing to pack!

All three bedrooms, living room and kitchen feature an extension cord with USB and extra electrical outlets for your device charging needs.

The 2 back bedrooms share a common bath accessed from hall. This bath has a tub/ shower combo and features NEW CABINETS AND GRANITE COUNTERTOP.

The laundry alcove features a full size washer and dryer, ironing board, iron and cordless vacuum.

The unit also includes a beach umbrella and beach toys located in the kitchen pantry.

There is a one time fee of \$35/car (cash) or \$36/car (credit/debit card) for up to two cars per rental paid upon arrival and check-in in the building office. You will also pick up wristbands for everyone in your party. Wristbands are mandatory to access any of Romar Place's amenities.

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 fast, central elevators will take you to the 5th floor where 503 is located. There is also an ice machine located near the first floor elevator area. There is a vending machine in the office with forgotten toiletries and other items. 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. Cobalt, The Gulf, Fishers, Tacky Jacks to name a few. Several great restaurants also are in walking distance to Romar Place. Wolf Bay Restaurant is across the street featuring live music and outdoor seating. Docs seafood and steaks is a short walk to the east, between Wolf Bay Restaurant 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 with free bike rentals throughout the park. 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, putt putt golf and The Track. Don't forget to visit Tacky Jacks, Lulu's and The Hangout, both featuring nightly entertainment, activities for the kids and food and drinks for everyone!

Shopping is plentiful. The outlet mall is a few miles away in Foley, The Wharf has lots of upscale shops and restaurants featuring many holiday and other events including concerts and ice skating in the winter. 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 roller coasters, a brand new indoor (for rainy days) and outdoor waterpark, 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 503.

- *Free Wi-Fi (Password located on the refrigerator)
- *Beach front pool AND Heated Indoor Pool
- *Hair dryers provided
- *Full sized Washer and Dryer
- *Sleeper Sofa in living room
- *3 Stainless Charcoal grills located near the pool area

Must be 25 years of age or older to book.

Summer months are Saturday to Saturday bookings only.

Parking Notes: Parking passes are purchased on-site, with a limit of 2 vehicles maximum. \$36 credit/debit cards. After hours, if there is no attendant, Guests MUST Sign-In & pick-up passes immediately the following morning. Parking Pass Rates are determined by the HOA and are subject to change at any time without notice. Upon check-in, you will also receive an armband that must be worn when walking around the premises and to use any of the amenities.

No RV's, trailers, or watercraft allowed on-site. If you have questions about passes, parking or other information, please see on-site attendant. No RV's, trailers, or watercraft allowed on-site. If you have questions about passes, parking or other information, please see on-site attendant.

Managers and owners: Angie and Mike Boleyn

Please like and share our FB page: <https://www.facebook.com/RomarPlace503>

Preferred payment options include Venmo or check mailed (if stay is more than two weeks prior to booking).

Angie's Cell: (337) 296-5376

Email any questions to: angieboleyn@cox.net

Welcome to Romar Place 503

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 unit:

- 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 in or outside unit including balcony.
- 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) If for any reason, Renter needs to cancel, cancellation must be made at least 30 days prior to stay. At that time a full refund will be made less a 10% penalty charged for administrative costs. If cancellation is made at least 14 days prior to your stay, 50% of your deposit is refundable. If cancellation is made less than 14 days prior to your stay, NO Refund will be given.
- 10) Guests are required to purchase parking passes on-site, upon arrival. Limit of two. \$35 each cash or \$36 each credit/debit card.
- 11) Maximum occupancy is 8 people.
- 12) On most 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 mobile devices.

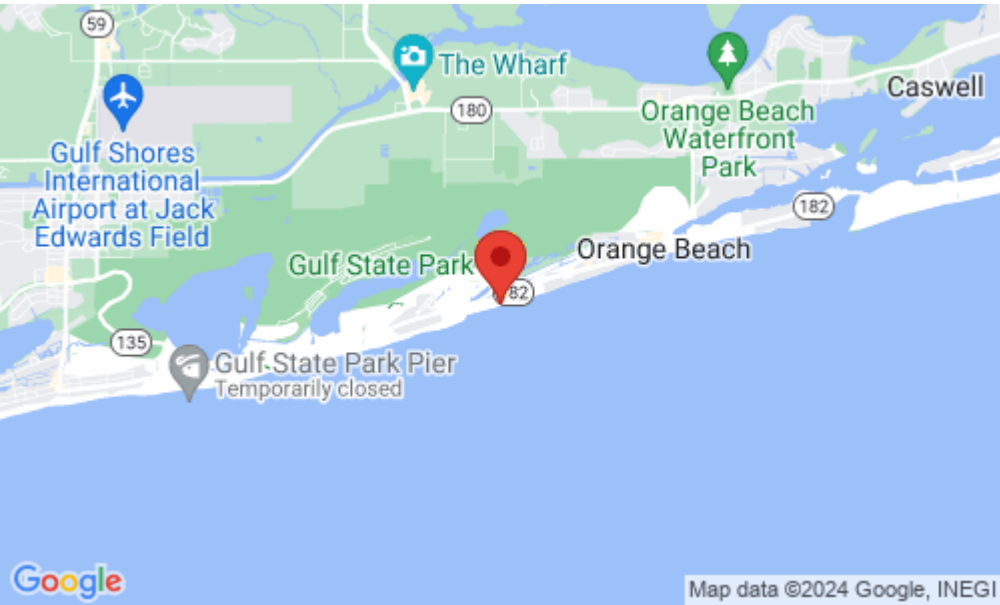
- 13)Before departure Please pick up all trash and deposit in trash bin outside in stairway.
- 14) Please strip beds, place all laundry by washer and start a load of towels washing before departure.
- 15) Before departure Put dishes in dishwasher and start cycle.
- 16)Have a wonderful time on our beautiful beaches.
- 17)You will be responsible for any damage to the rental property caused by you or your party during your stay.
- Don't hesitate to call or email, with any problems or questions.
- Payment of deposit is your acceptance of the above. Thank you and enjoy your stay!

Map

Address: 24038 Perdido Beach Blvd

Zip Code: 36561

Latitude / Longitude: 30.261501 / -87.614048



Nearest Beach	Romar Beach	1 minutes
Nearest Restaurant	Wolf Bay Restaurant	1 minutes

Accommodation, Features

5 Stars Condo or Apt/Townhouse

Bedroom(s): 3 (8 Sleeps)
King: 2, Queen: 1, Sleep Sofa: 1

Bathroom(s): 2
Combination Tub / Shower: 2

Suitability

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

- **Wheelchair Accessible:** No
- **Seniors:** Yes

Themes

Family Friendly, Romantic, Snowbird - Long Term

Location Type

Beach View, Beachfront, 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, Smart TV, Washing Machine, Wireless Internet

Indoor Features

Blender, Coffee Maker, Cooking Utensils, Crock Pot, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Ice Maker, Internet, Iron & Board, Keurig (single cup coffee maker), Kitchen, Living Room, Microwave, Oven, Refrigerator, Sauna, Stove, Toaster

Outdoor Features

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

Access & Parking

Elevator, Private Car Lot

Activities

Activities & Adventure:

Beachcombing, Boating, Cycling, Deep Sea Fishing, Fishing, Golf, Hiking, Jet Skiing, Kayaking, Miniature Golf, Outlet Shopping, Paragliding, Parasailing, Pier Fishing, Scenic Drives, Shelling, Shopping, Snorkeling, Sound/Bay Fishing, Swimming, Volleyball, Walking

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	\$150 - \$350		\$3,150	-	3 Nights	-
12-Apr-2024 - 08-May-2024 Spring Special	\$250	-	-	-	3 Nights	-
09-May-2024 - 31-May-2024 Spring	\$350	-	-	-	3 Nights	-
01-Jun-2024 - 03-Aug-2024 Summer 24	-	-	\$3,150	-	7 Nights	Sat - Sat
10-Aug-2024 - 01-Jan-2025 Fall/Winter 24	\$300	-	-	-	3 Nights	-
02-Jan-2025 - 15-Mar-2025 Winter 2025	\$150	-	-	-	3 Nights	-

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$200	One time
Credit Card Fee if paying by CC	Optional / Seasonal	3.5%	One time
Lodging Tax	Required	15%	One time
Parking fee per car, Max of 2	Required	\$36	One time

Policies

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

Managers and owners: Angie and Mike Boleyn

Go like our FB page: <https://www.facebook.com/RomarPlace503>

Payment options include Paypal, Venmo, Cash App, FB Messenger

Angie's Cell: (337) 296-5376

Email any questions to: angieboleyn@cox.net

Welcome to Romar Place 503

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 or balcony. Smoking area first floor only.
- 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 less a 10% fee if cancelled at least 30 days before arrival date. 50% refund if cancelled 14 days before arrival date. No refund if cancelled less than 14 days before arrival date.
- 10) 2 parking passes per stay with \$35 fee in office upon arrival.
- 11) Maximum occupancy is 8 people per condo. No exceptions.
- 12) On most 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 mobile devices.
- 13) Before departure Please pick up all trash and deposit in trash bin outside in stairway.
- 14) Please strip beds, place all laundry by washer and start a load of towels washing before departure.
- 15) Before departure Put dishes in dishwasher and start cycle.
- 16) Have a wonderful time on our beautiful beaches.

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

Thank you and enjoy your stay!

Additional Info

Payment options include Paypal, Venmo, Cash App, FB Messenger. Half of the total including taxes and cleaning fee is due at time of booking. Remainder is due at least 30 days prior to your stay.

