

\$3,499,000 - 3468 Ponce De Leon Court Unit 1, Gulf Shores

MLS® #274072

\$3,499,000

18 Bedroom, 19.00 Bathroom, 8,354 sqft
Single Family on 0 Acres

N/A, Gulf Shores, Alabama

Completed in late May of 2017, Easy Breezy is ready for you and your group to come and make life long memories in! Easy Breezy is a 18 bedroom, 18 bath, 2 half bath duplex that sleeps 22 (per side). Easy Breezy is direct gulf front and offers amazing views of the white sandy beaches and crystal blue waters of the Alabama Gulf Coast. The home is 3 stories and has balconies on all 3 levels. There is a private pool per side, ample parking, WiFi/Internet, Cable/Satellite, and much more(per side). There is also an elevator that services one side. This house is a Vacation Rental on Prickett Properties Management program. The house is rented most of the time so as much advanced notice as possible please. Approx. living area is 8354 with around 1800 feet of porches and 2 pools. 2018 Gross Rental Revenue \$344,761.68. Don't miss out on this Rental Machine 2019 Gross Rental Revenue \$356,694.00. We added a pool Heater in Sept 2019. 2020 Gross Rental Revenue 310k. Would have been closer to 370K without corona and hurricanes



Built in 2017

Essential Information

MLS® #	274072
Price	\$3,499,000
Bedrooms	18
Bathrooms	19.00
Full Baths	18

Half Baths	2
Square Footage	8,354
Acres	0.00
Year Built	2017
Age	1-5
Type	Single Family
Sub-Type	Residential Detached, Four or More Bedroom
Style	Raised Beach
Status	Active

Community Information

Address	3468 Ponce De Leon Court
Unit	1
Area	Fort Morgan
Subdivision	N/A
City	Gulf Shores
County	Baldwin
State	Alabama
Zip Code	36542

Amenities

Amenities	Fire Sprinkler System, Internet, Pool - Outdoor, Satellite TV, Water Access-Deeded, Pets - Allowed
Utilities	Baldwin EMC
Features	Ceiling Fan(s)
View	Direct Gulf Front, Pool Area View, Southern View
Is Waterfront	Yes
Waterfront	Beach Accs (Wlk <=1/4 Mi), Beach Side - Building, Gulf Accs (Wlk <=1/4 Mi), Gulf Front - Building, Deeded Access, Gulf of Mexico
Has Pool	Yes
Boat Facilities	None

Interior

Interior	Tile, Vinyl
Interior Features	Cable, Ceiling Fan(s), Covered Patio, Internet, Pool - Above Ground(Home)
Appliances	Dishwasher, Disposal, Dryer, Refrigerator w/Ice Maker, Icemaker, Microwave, Refrigerator, Range-Electric, Smoke Detector, Washer, Cooktop
Cooling	Central Electric (Cool)
# of Stories	3
Stories	Three
Furnished	Yes

Exterior

Exterior	Concrete Board
Lot Description	75X400, Less than 1 acre

Roof	Metal
Construction	Resale
Foundation	Piers, Pilings, Wood Frame

School Information

Elementary	Gulf Shores Elementary
High	Gulf Shores

Additional Information

Zoning	2+ Family Residence
Terms of Sale	Cash, Conventional

Listing Details

Listing Office	Prickett Properties, Llc
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The Gulfshoreslife.com Team -
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For more information about this property or to request a showing call our team office!
251-923-2322 GulfShoresLife.com Team Office

Our office administrator will help you obtain information you need and connect you with your agent during business hours. After business hours a phone menu will allow you to select the agent that you have been working with and will forward your calls to them.

Remember that if you are doing drive by's of properties and calling the agent on the sign, the person you talk with will be representing the Sellers interests, NOT YOURS!

Be smart, get a Buyers Agent to represent your interests, communicate with them, and let them walk you through the process. The Seller still pays the commission and you end up with someone representing your interests!

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We welcome referrals of your family and friends - please send them a link to our site!

Listing information last updated on November 25th, 2020 at 4:30pm CST