

# \$214,500 - 25293 Perdido Beach Blvd Unit 39, Orange Beach

MLS® #287687

## \$214,500

2 Bedroom, 2.50 Bathroom, 1,132 sqft  
Condo on 0 Acres

Mariner Lakes, Orange Beach, Alabama

Corner unit located near everything in Orange Beach with tons of neighborhood amenities! All plumbing was recently replaced in the unit. Features include High living room ceilings~woodburning fireplace~single car attached garage~separate sun room~screened porch~bar seating~ open living/dining area~downstairs half bath~outside storage~balcony overlooking living room~master suite w/ large dressing area and connecting master bath~ guest bedroom w/ private bath. New central A/C and stack washer/dryer installed in 2018. Home warranty included in purchase. Neighborhood amenities include tennis courts, basketball courts, lake w/ gazebo, clubhouse, sauna, pool, and deeded beach access!

Built in 1985

### Essential Information

MLS® #	287687
Price	\$214,500
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1985
Age	25+
Type	Condo
Sub-Type	Residential Attached, Ground Floor, Corner Unit, Two Bedroom



Style	Condo
Status	Active

### Community Information

Address	25293 Perdido Beach Blvd
Unit	39
Area	Orange Beach 1
Subdivision	Mariner Lakes
City	Orange Beach
County	Baldwin
State	Alabama
Zip Code	36561

### Amenities

Amenities	Club House, Exercise Room, Landscaping, Pool - Outdoor, Tennis/Racquetball, Gated, Water Access-Deeded, Steam/Sauna
Utilities	Baldwin EMC
View	None
Waterfront	Gulf Accs (Wlk <=1/4 Mi)
Has Pool	Yes
Boat Facilities	None
HOA Fee Includes	395.00

### Interior

Interior	Tile, Laminate
Interior Features	Automatic Garage Door, Cable, Ceiling Fan(s), Screened Porch, Storage-Out, Termite Contract
Appliances	Dishwasher, Microwave, Range-Electric, Refrigerator, Stack Washer/Dryer
Cooling	Central Electric, Central Electric (Cool)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Woodburning
# of Stories	2
Stories	Two
Furnished	Yes

### Exterior

Exterior	Vinyl
Construction	Resale
Foundation	Wood Frame, Slab

### School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle

High

Orange Beach

### **Additional Information**

Zoning 2+ Family Residence

Terms of Sale Cash, Conventional, FHA, VA

### **Listing Details**

Listing Office Re/max Of Gulf Shores

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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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