

**Residential**

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**MLS#:** 206772m **Status:** Active **LP/VRM:** \$399,000/  
**Addr:** 28101 PERDIDO BEACH BLVD, #B1109 **ApproxLA+/-:** 1,401  
**IN:** ORANGE BEACH, AL 36561 **SqftSource:**  
**County:** BALDWIN **Infile:**  
**Area:** 45 SBaldwin/Gulf Shores **Beds:** 2  
**Subd:** CARIBE RESORT **Baths:** 2/0  
**LotDim:** **YrBlt/Desc:** 2002/  
**ElemSch:** **Middle:** **Acres:** +/-  
**ParcelID:** 65-05-03-0-000-005.003-964-A1 **High:** **DOM/CDOM:** 23/23  
**Misc:** **Possession:** AT CLOSE  
**Prop** CND  
**Type:**  
**Terms:** CASH, CONV  
**Legal:** UNIT B-1109 CARIBE RESORT PHASE I CONDO IN CITY OF ORANGE B EACH GR SEC 3-T9S-R5E (WD)  
**Dir:** EAST OF PERDIDO PASS BRIDGE.

**Remarks:** VIEWS OVERLOOKING POOL & LAZY RIVER! YOU HAVE VIEWS OF BOTH THE BAY & GULF!! UNIT IS ON THE EASTSIDE OF BUILDING- NO AFTERNOON SUN!! NICELY FURNISHED!

**AgntNotes:** CALL CLAUDETTE FOR ACCESS 251-610-2160. [To report a possible error on this listing, click here.](#)

**OffRmrks:**

<b>Room Type</b>	<b>Lvl</b>	<b>Dimnsns</b>	<b>Car Shelter:</b> Y/1 CPT	<b>Porch:</b> Y/BACK
Master BR		14x15	<b>Fireplace:</b> N/	<b>Style:</b> CONDO
Add'l Bedroom		12x13	<b>Stories:</b> ONE	<b>BedrDesc:</b>
LivingRm		20x18	<b>Dining:</b> DINING-L, INFORMAL	<b>BathDesc:</b> SEP SHOWER, WHIRLPOOL
			<b>Heat:</b> CENTRAL, ELECTRIC	<b>Cool:</b> CENTRAL
			<b>Floor:</b> TILE, WW CARPET	<b>Interior:</b> WET BAR, W-IN CLOSET
			<b>Sewer:</b> PUBLIC	<b>Exterior:</b> POOL
			<b>Water:</b> PUBLIC	<b>Constr:</b> STUCCO
			<b>LotDesc:</b> ZERO LOT	<b>WtrfrntFt:</b>
			<b>Marine:</b>	<b>Wtrfrnt:</b> YES BAY
			<b>Energy:</b> CEILING FAN, STORM DOOR	<b>Utilities:</b> ALL ELECTRIC, UNDERGROUND
			<b>View:</b>	

**LstOff:** (RSOB01) REALTYSOUTH ORANGE BEACH

**LstAgnt:** (GABLEC) CLAUDETTE GABLE

**Co-Off:** ()

**Co-** ()

**Agnt:**

**OB:** 2.5% **CSA:** % **Occ:** OWNER

**Appt:** CALL1STOth:

**Listing Type:** EXCLUSIVE Office Fax

251-974-5635 **LD:** 2/10/2010

**Access:** KEY-LA **LkBXLoc:**

RIGHT-TO-SELL LISTING **Agent Email**

claudette72@comcast.net **XD:** 8/10/2010

**WD:**

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 Prepared by CLAUDETTE GABLE of REALTYSOUTH ORANGE BEACH on 3/4/2010 10:05:37 AM

**MLS #: N160190A (Active) List Price:**  
**\$399,000**

(125  
Views)

**28103 Perdido Beach Blvd Orange Beach, AL  
36561**



**BEDROOMS:** 2  
**BATHS:** 2  
**HALF BATHS:** 0  
**APX YEAR BUILT:** 2002  
**APX LIVING AREA:** 1401  
**APX LIVING AREA RANGE:** 1400-1599  
**TYPE PROPERTY:** Condominium  
**STYLE:** Attached Units  
**# UNITS:** 200  
**FURNISHED:** Yes  
**WATERFRONT PROPERTY:** Bay Front

**VRM:**  
**AREA:** Orange Beach  
**STREET 2:**  
**STREET NAME 2:**  
**UNIT #:** B1109  
**COMPLEX NAME OR COMMUNITY:**  
 Caribe Resort B  
**COUNTY:** Baldwin  
**SCHOOL AREA:** Orange Beach/ Gulf  
 Shores  
**ZONING:** PUD

**LOT/BLOCK/UNIT:** **TAX PPIN #:** 246850 **LOT SIZE:** **MULTIPLE LOTS:** No  
**RESTRICTIVE COVENANTS:** Yes **# LOTS:** **LONG TERM LSE 25+YR:** No **CONDO FEES:** 494  
**LEAD PAINT DISCLOSURE:** No **HOME WARRANTY:** No **RENTAL:** No **RENTAL RESTRICTED:** No  
**UNIT VIEW:** Gulf View, Direct Bay View **EXPOSURE:** Eastern  
**COMPLEX AMENITIES:** BBQ Area, Common Lobby, Conference Center, Covered Entry, Exercise Room

Lvl: Dim:	Lvl: Dim:	Lvl: Dim:	Lvl: Dim:
Living Rm:	Dining Rm:	Lvg/Dng:	20x18 Kitchen:
Utility:	Other Rm:	Mstr Bdrm:	14x15 Bdrm 2:
Bdrm 3:	Bdrm 4:	Bdrm 5:	12x13

**DINING AREA:** Lvg/Dng Combo  
**TYPE UNITS:** Three Bedroom  
**ASSOCIATION MANAGEMENT CO:**

**PHONE:**

**BUILDING STORIES:** 13  
**STORIES:** One  
**UNIT STORIES:** 1  
**FLOOR:** 5  
**CONSTRUCTION/FOUNDATION:** Solid Masonry  
**FINISH:** Stucco  
**ROOF:** Metal  
**FLOORS:** Carpet, Tile  
**HEAT/COOLING:** Central Electric, Central Electric (Cool)  
**UTILITIES:** Cable TV, Sewage-City, Total Electric, Underground  
 Utilities, Water-City, Water Heater-Electric

**APPLIANCES:** Dishwasher, Disposal, Double Oven, Dryer,  
 Microwave, Range-Electric, Refrigerator w/Ice Maker, Washer,  
 Icemaker  
**BALCONY SIZE:**  
**PROPERTY AMENITIES:** Cable, Ceiling Fan(s), Wet Bar,  
 Wheelchair Accessible, Whirlpool, Window Treatments  
**GARAGE/PARKING:** Assigned Parking, Lot  
**ELEVATORS:** 4  
**BOAT FACILITIES:** Rental Slip  
**FEE INCLUDES:** Association Management, Common Area  
 Insurance, Common Area Maintenance, Pest Control, Recreational  
 Facilities, Security, Taxes-Common Area, Trash, Water/Sewer,  
 Telephone

**REMARKS:** VIEWS OVERLOOKING POOL & LAZY RIVER! YOU HAVE VIEWS OF BOTH THE BAY & GULF!! UNIT IS ON THE  
 EASTSIDE OF BUILDING- NO AFTERNOON SUN!! NICELY FURNISHED!

**DIRECTIONS:** EAST OF PERDIDO PASS BRIDGE.

**AGENT REMARKS:** CALL CLAUDETTE FOR ACCESS 251-610-2160.

**OFFICE REMARKS:**

<b>SUB AGENT COMM:</b> 0	<b>BUYER/BROKER COMM:</b> 2.5	<b>REFER TO ML#:</b>	<b>PROJECTED CLOSING DATE:</b>
<b>SHOWING INSTRUCTIONS:</b> Call Agent/Broker	<b>DISPLAY ON THE INTERNET:</b> Yes	<b>TERMS OF SALE:</b> Cash, Conventional	<b>DISPLAY ADDRESS:</b> Yes
<b>DAYS ON MARKET:</b> 23		<b>LISTING AGENT:</b> Claudette Gable (#:1)	
<b>OFFICE NAME:</b> Realty South Orange Beach (#:540)		<b>AGENT EMAIL:</b> claudette72@comcast.net	
<b>MAIN:</b> (251) 974-5625		<b>CONTACT #:</b> (251) 610-2160	

Information Herein Deemed Reliable but Not Guaranteed

Residential

**MLS#:** 384206m **Prop Type:** CD **ListPrice:** \$399,000  
**Status:** Active **LastChng:** 02/24/2010 **Date Listed:** 02/10/2010  
**Address:** 28103 PERDIDO BEACH BLVD, #B1109 **ApproxSF:** 1,401  
 ORANGE BEACH, AL **Bedrooms:** 2  
**Zip:** 36561 **FullBaths:** 2  
**County:** BALDWIN **HalfBaths:** 0  
**MainArea:** 18 Other Counties/Associations **#Rooms:**  
**SubArea:** 1803 Other Association Listings **YearBuilt:** 2002  
**Subd/Proj:** CARIBE RESORT CARIBE RESORT **CnstrStat:** ConstrCmplt  
**ParcelID:** 65-05-03-0-000-005.003-964-A1  
**ElemSch:** ORANGE BEACH - 18 **Middle:** ORANGE BEACH - 18 **High:** GULF SHORES - 18  
**Dir:** EAST OF PERDIDO PASS BRIDGE.  
**Legal:** UNIT B-1109 CARIBE RESORT PHASE I CONDO IN CITY OF ORANGE B EACH GR SEC 3-T9S-R5E (WD)

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**PrkingSpc:** **LotSize:** **LotLoc:** Central Access **WatFrnt:** None  
**Acres:** 0.01 **Zoning:** City **WatFrntFeat:**  
**PrkingFeat:** 1Spc/Unit **RdMaint:**City **WaterView:** None  
**DevelopFacil:** **WFFeet:**

**Room Type** **Lvl** **Dimnsns**  
**Styl/Des:** Tradn'/8Story+ **Cnstr/Sldng:** Concrete/  
**Roof:** **Floors:** W/WCarpet, Tile  
**Wat/Sew:** PubWater, PubSewer **Pool:** IG Pool, Encl Pool, PoolSpa, CornPool  
**Heat:** CntrlElect **WatHtr:** Electric  
**Elec:** **Cooling:** CntrlElect  
**ExtFeatures:**  
**IntFeatures:**  
**KitFeatures:**  
**Energy:**  
**MiscEquip:**  
**DiningType:** Lv/DiCombo

**Mbed/Mbath:** /

**CntngncyRan:** **Hmstd:** N **SaleSubtoLse:**  
**SpecialSaleType:**N/A **LandLse/Year:** **HomeWarr:**  
**AssignOfIntrst:** Y **LseExpDate:** **Financing:** Cnventnal, Cash  
**Assn?:** MANDATORY **AsscFee/Yr:** \$5,928 **Occupancy:**  
 Cable Tv, Trash Disposal, Association, Ground Keeping, **MonthlyRent:**  
**Assoc.FeesInc:** Recreat Facility, Maintenance, Insurance, Deed  
 Restrictions, Covenants & Restrictions

**LstOff:** (RSOB01)REALTY SOUTH ORANGE BEACH **Cntct Ordr** **Ph.Num** **LstTyp:** ERS LmtdServ? N  
**LstAgt:** (10545)CLAUDETTE GABLE **Agent Cell Ph** 251-610-2160 **Agency:** SngAgnt  
**Email:** cgable@realtysouth.com **Office Phone** (251) 974-5625 **Seller:** FISCHER  
**Co-Off:** **SellPh:**  
**Co-Agt:** **Showing:** CallLA  
**BuyAgt:** 2.5 % **TrnsBrk:** 2.5 % **NonRep:** 0 % **BnusTrms:**  
**Dual/Var?** N **BonusAmt:** **BnusExp:**

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 Prepared by CLAUDETTE GABLE of REALTY SOUTH ORANGE BEACH on 3/4/2010 10:42:59 AM