



Shoreline Breeze

2223 West Beach Blvd, Gulf Shores, AL 36542



Jonathan R. Bennett

Beachball Properties

22989 Perdido Beach Blvd, Orange Beach, AL 36561

jr@jonathanrbennett.realtor

(251) 424-5682



Shoreline Breeze

\$2,230,000

Shoreline Breeze — Rare Gulf-Front Luxury Retreat on Private 75.7' Beachfront Lot
West Beach, Gulf Shores, AL | Fully Furnished & Turnkey | MLS 376772

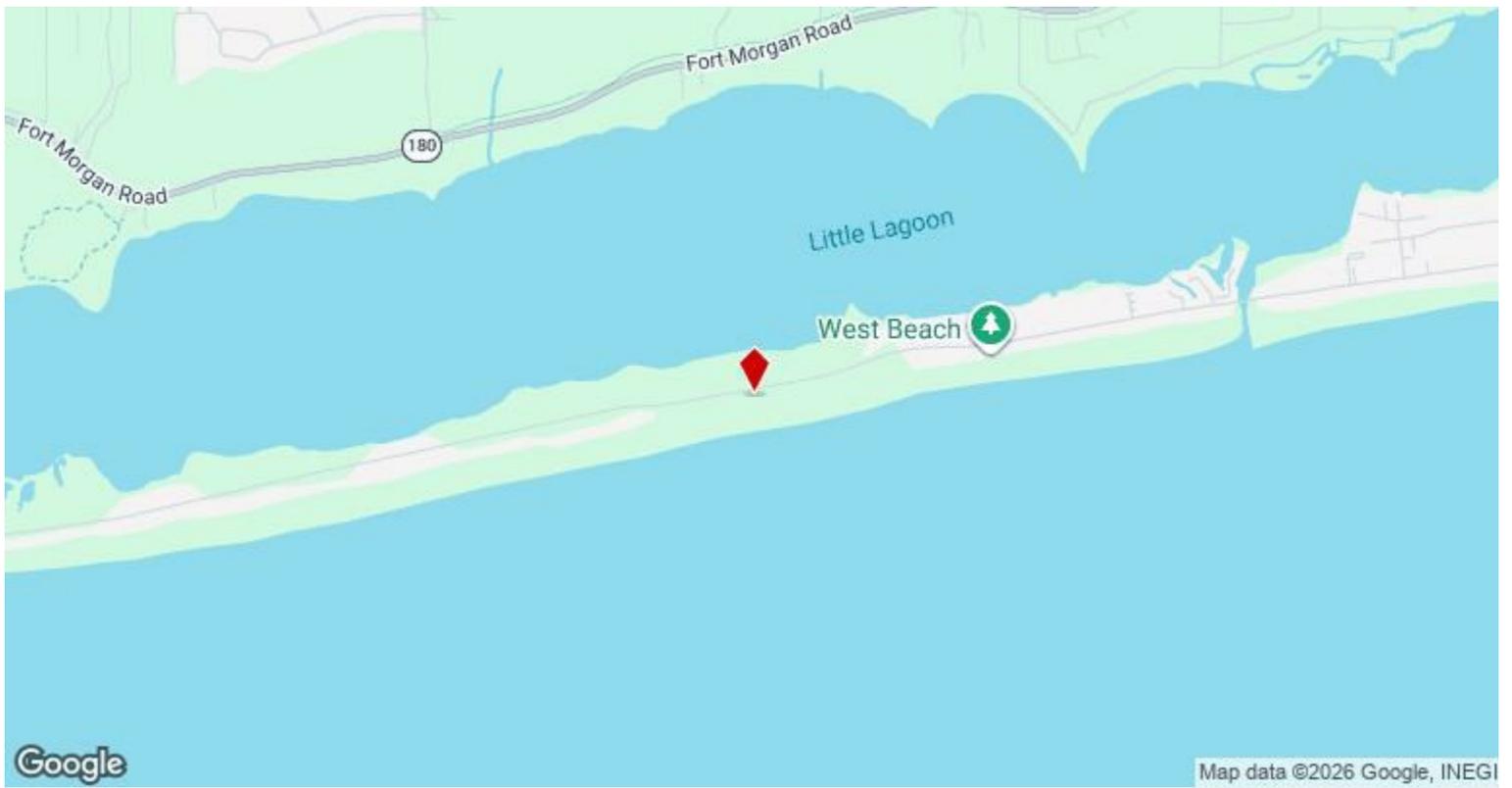
Property Overview:

Discover Shoreline Breeze, a rare elevated Gulf-front estate boasting 75.7 feet of private beachfront on Gulf Shores' coveted West Beach. This fully furnished, professionally managed 3-bedroom, 4-bath home offers 3,116 sq ft of expansive open-concept living with breathtaking panoramic Gulf views from nearly every...

- Direct Gulf-Front Lot – 75.7 feet of private beachfront
- Proven Income Producer – ~\$100K/year in short-term rental revenue Fully Furnished & Turnkey
- Professionally Managed by Beachball Properties No HOA & STR-Friendly Zoning 3,116 SF | 3BR/4BA | Sleeps 12+ | 3 Living Areas Multiple Gulf-View
- Private Beach Access Ample Parking + Elevated Construction in Flood Zone VE Minutes from The Hangout, restaurants, and Gulf Shores attractions Idea



Price:	\$2,230,000
Property Type:	Specialty
Property Subtype:	Residential Income
Sale Type:	Investment
Cap Rate:	5.83%
Lot Size:	0.49 AC
Gross Building Area:	3,116 SF
No. Stories:	2
Year Built:	1997
Parking Ratio:	1.28/1,000 SF
Zoning Description:	SFR
APN / Parcel ID:	67-08-27-2-001-063.000



2223 West Beach Blvd, Gulf Shores, AL 36542

Property Photos



Property Photos



living room



master bedroom

Property Photos



second bathroom



living room

Property Photos



living room