



UNIT 5204, PORT ROYAL | \$649,000



6317 STATE HIGHWAY 361, UNIT 5204



YOUR VIEW



1,786 sq. ft. | 3 BED/3 BATH | 2022 Taxes \$11,771 | HOA Dues \$2,717/month

This BEACHFRONT condo is situated on 25 acres that comprises the resort complex, Port Royal by the Sea. The 3 bedroom/3bathroom unit is steps from the many amenities Port Royal has to offer including, a beach walkover, water slides, olympic size lap pool, swim up bar, on site restaurant, and beach side concierge service! The open concept floor plan allows for views of the Gulf from the living area and kitchen OR enjoy the Gulf waves from the master bedroom sitting room and balcony! Being offered furnished w/ many pieces sourced from local Port A shops gives the space a refined coastal feel! With a healthy rental following, this condo is grossing in excess of \$75,000 per year, creating a nice mix of personal enjoyment and investment. Do not be intimidated by the monthly HOA fee, it covers the cost of the electricity, wifi, cable, phone, trash, security, EXTERIOR INSURANCE and exterior upkeep of the MANY amenities! This coastal condo won't last long, so HURRY, Don't miss the BOAT!



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