

# Perdido Dunes Tower

## **Developer**

Perdido Dunes Tower, LLC

## **Attorney For Developer**

Daniel H. Craven  
140 Cove Avenue  
Gulf Shores, Alabama 36542

## **Development Financing**

Aliant Bank  
Aliant Center  
2740 Zelda Road  
Montgomery, Alabama 36106

## **General Contractor**

Stallings & Sons Inc.  
1140 Newell Parkway  
Montgomery, Alabama 36610

## **Architect**

Dart W. Davis  
624 South McDonough Street  
Montgomery, Alabama 36104

## **Structural Engineer**

Blackburn – Daniels – O'barr  
8805 County Road 40E  
Lowndesboro, Alabama 36752

**NARRATIVE SUMMARY OF  
PERDIDO DUNES TOWER  
Unrestricted View of Beautiful Gulf of Mexico**

**Located on the south side of Perdido Beach Blvd, directly on the Gulf of Mexico in Orange Beach, Alabama, Perdido Dunes Tower is a low density condominium with only two units per floor. This prime Orange Beach location provides a wonderful view of Perdido Pass and you can walk to Alabama Point for fishing off the jetties. Marinas nearby and restaurants and shopping within a short walking distance.**

**All twenty units have wraparound balconies that provide gorgeous sunset-sunrise views. There is balcony access from both master bedroom and living room where you will be able to watch the Perdido Beach Resort's July 4<sup>th</sup> fireworks from your own private balcony. Spacious balconies, equipped with electric grills, allow room for additional entertaining.**

**The site includes a dune walkover and pool. One assigned parking space per unit plus 20 guest parking spaces.**

**Each unit includes a full appliance package that includes full size washer and dryer in laundry area, hot water heater, and stainless steel kitchen appliances. Custom cabinetry and granite counter tops in kitchen. Pre-wired cable television, telephone outlets and internet wired. Tile throughout except for bedrooms (carpet). Fire protection includes smoke detectors and automatic sprinkler system. Crown molding in living/dining area. Whirlpool tub in spacious master bath.**

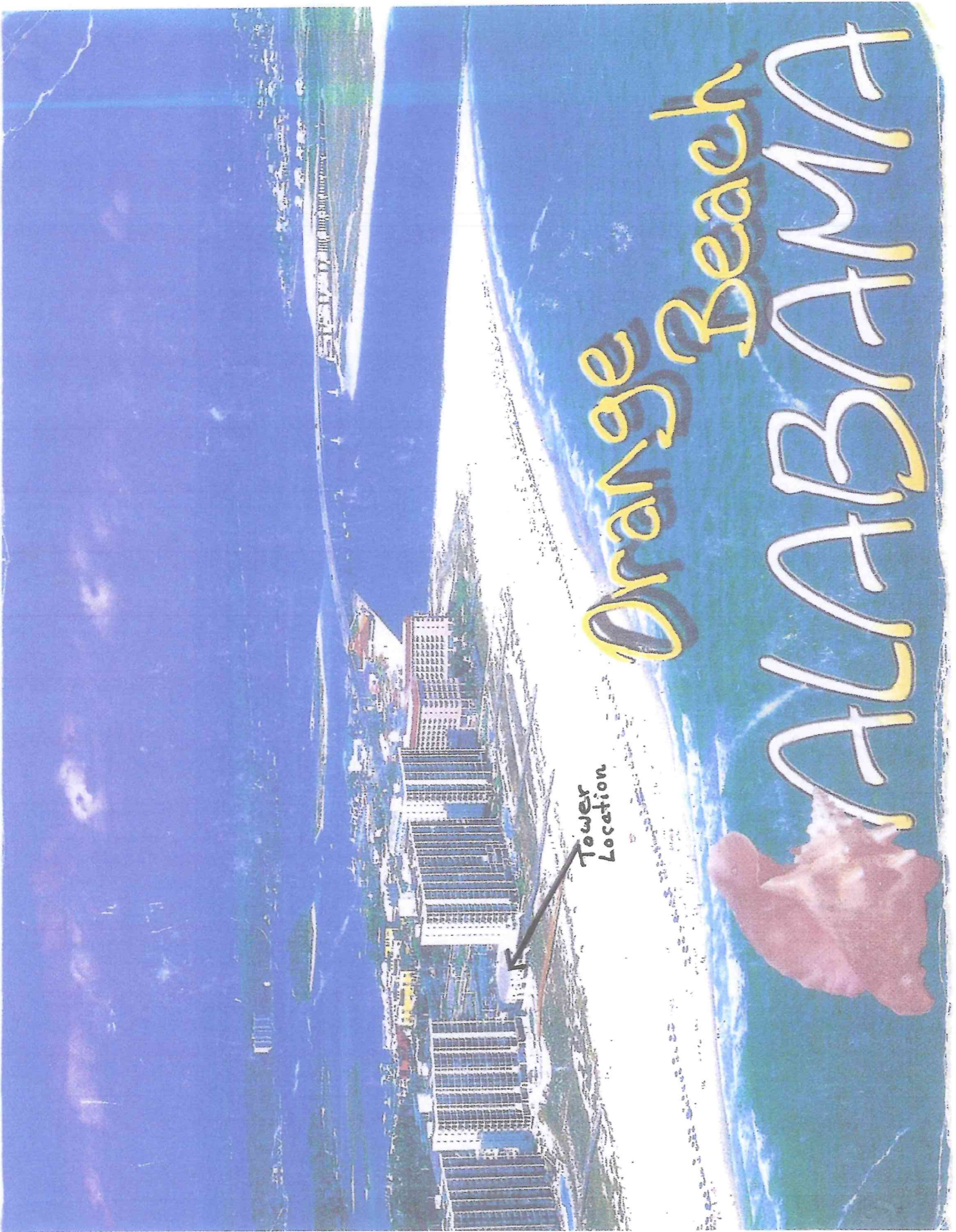
**Building amenities includes a top floor multimedia, all purpose room ideal for corporate meetings, receptions and other meeting purposes. Exercise room and sauna. Large private storage room on each floor for each unit.**

**The Tower is being constructed to the highest safety standards – designed to International Building Code wind load standards; poured-in-place, reinforced concrete; and window and glass system designed to meet the International Building Code.**

**All of these spacious corner four bedroom, three bath units with over 1,900 square feet are now available for purchase.**

**You will love the gulf view and all that Orange Beach offers so don't just dream – come and hear the waves and walk the white, sandy beaches just a few yards from your own condo at PERDIDO DUNES TOWER!!!!**

**“NEED NOT BE BUILT”**



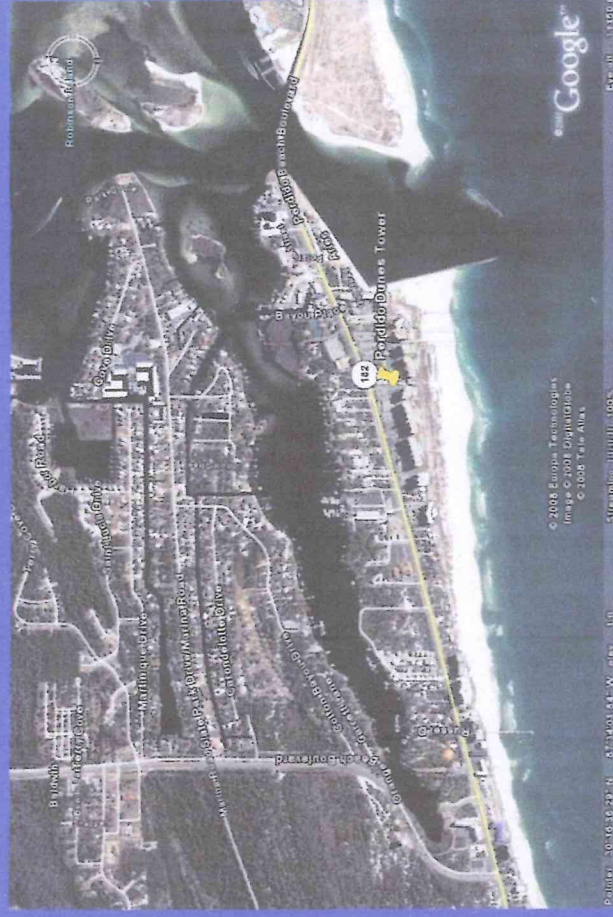
Tower  
Location

# Orange Beach ALABAMA



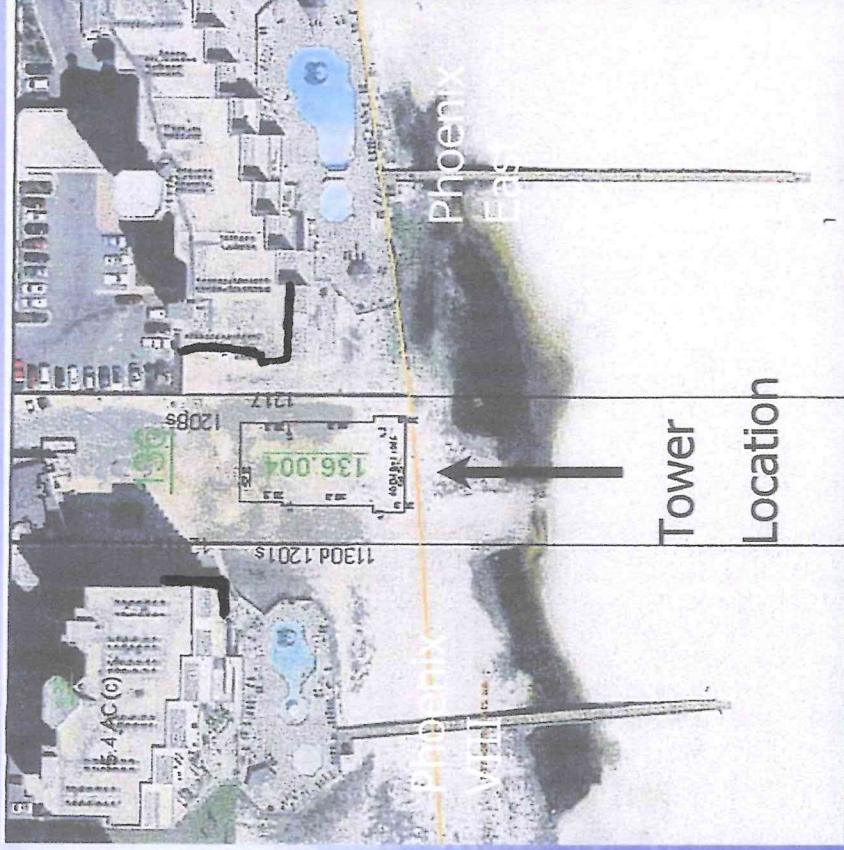
# Location

- Baldwin County, AL
- Orange Beach, AL
- 3 miles west of Florida Border
- 7.1 miles east of Hwy. 59.
- 1/4 mile from Perdido Pass

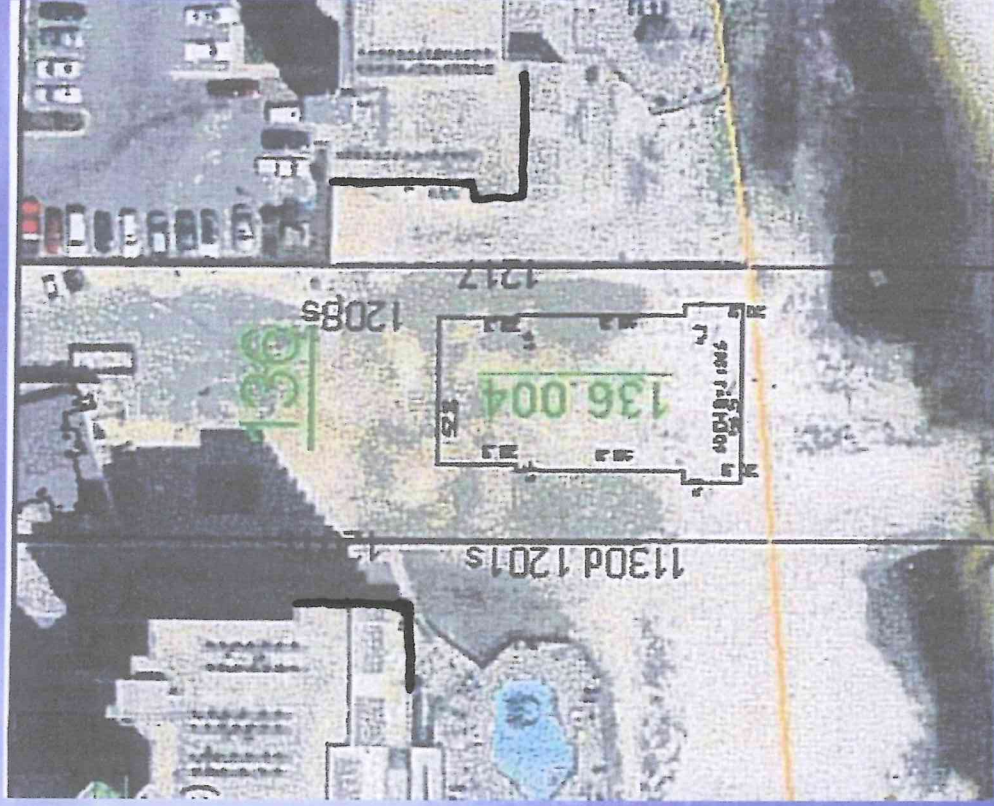


# Location Continued

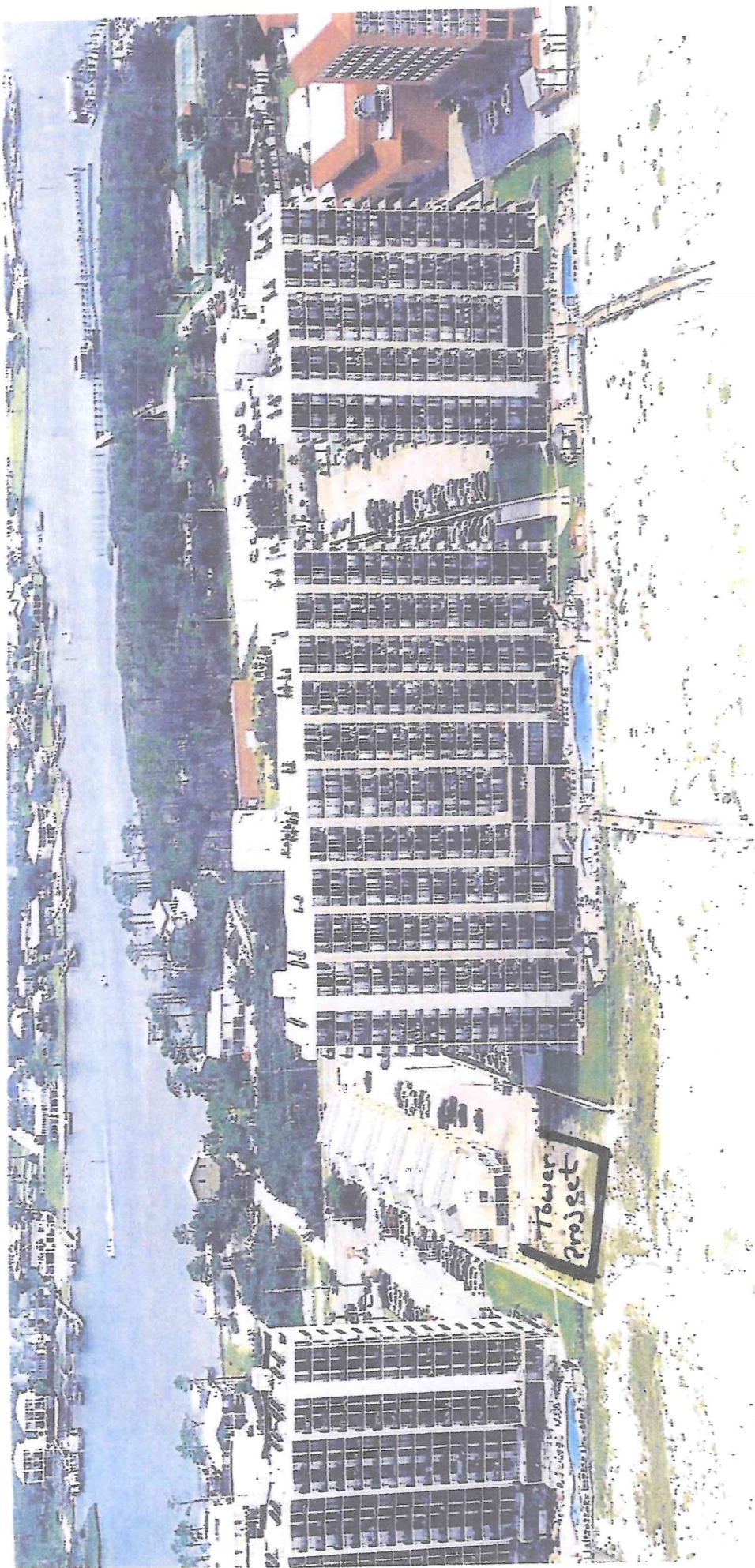
- 100' of Beach
- Over 60' Closer to the Gulf than neighboring condos – PANORAMIC VIEWS
- Balconies will be on the southern most wall of the pool area of Phoenix East



# Tower Location Cont.



- The yellow line is the coastal construction line (CCL)
- The outline is the proposed footprint of Perdido Dunes Tower





**NEED NOT BE BUILT**

**Front View Facing North**





**NEED NOT BE BUILT**

**View from the Gulf**

## **PERDIDO DUNES TOWER**

### **UNIT AMENITIES**

- Large Private Wrap Around Balconies
- 18" Tile Throughout Except For Bedrooms (Carpet)
- Stainless Steel Appliances
- 9'4" Ceilings Except Where Furred Down
- Gulf Front Master Bedroom
- Private Owners Storage Room On Unit Level
- Custom Cabinetry & Granite Counter Tops In Kitchen
- Balcony Access From Master Bedroom & Living Area
- Pre-Wired Cable TV, Telephone & Internet
- Crown Molding Throughout Except For Baths
- Full Size Washer & Dryer
- Cultured Granite Vanities In Baths

### **BUILDING AMENITIES**

- Fitness Center
- Large All Purpose Room (Meetings,etc.)
- Sauna
- Unobstructed Gulf View
- One Assigned Parking Space Per Unit With Additional 20 Parking Spaces
- Low Density (Two Units Per Floor)

### **MASTER GROUNDS AMENITIES**

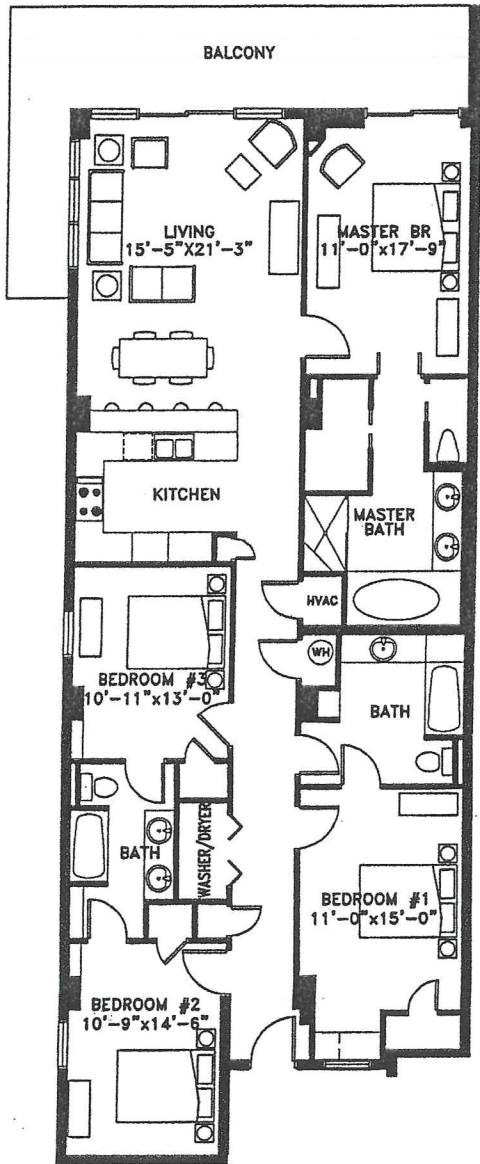
- Outdoor Pool
- Handicap Accessible Boardwalk
- Landscaping
- Night Lighting

**NEED NOT BE BUILT**

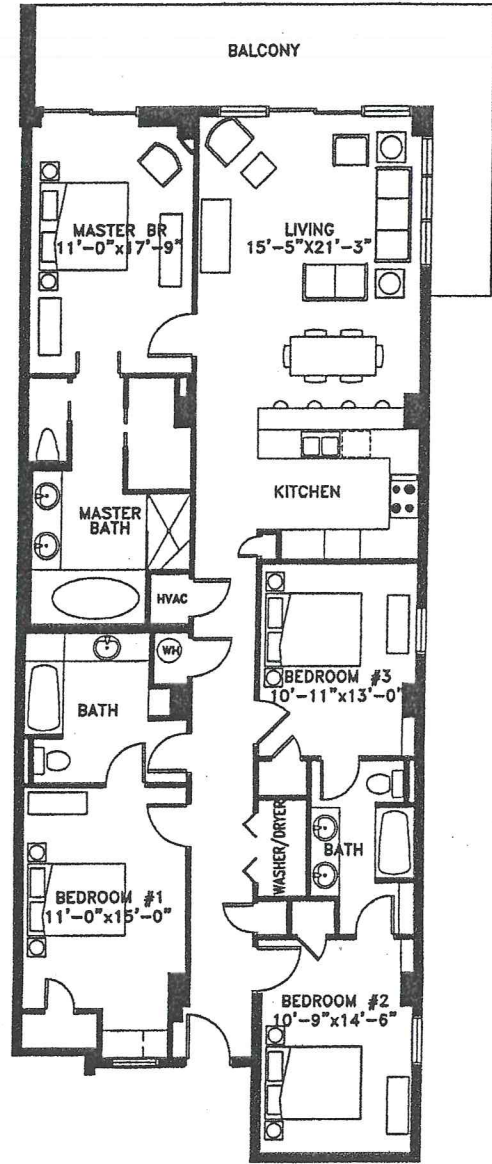
# PERDIDO DUNES TOWER

TWO UNITS PER FLOOR

1920 sq.ft.



EAST SIDE UNIT



WEST SIDE UNIT

ROOM MEASUREMENTS ARE APPROXIMATE

NEED NOT BE BUILT

**PERDIDO DUNES TOWER**

**UNITS / PRICING**

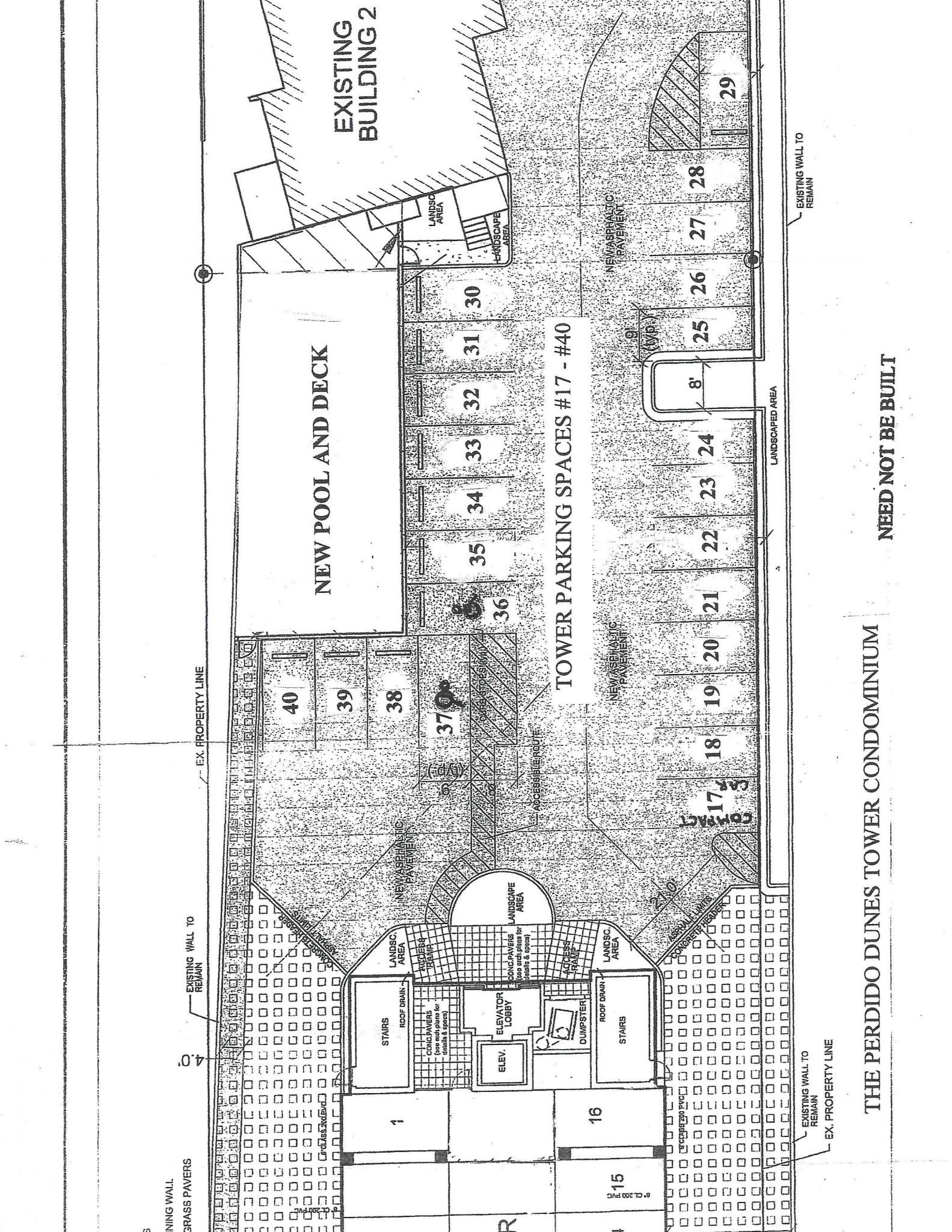
**EAST**

**WEST**

10 E	10 W
750,000	750,000
9 E	9 W
725,000	725,000
8 E	8 W
700,000	700,000
7 E	7 W
SOLD	700,000
6 E	6 W
SOLD	SOLD
5 E	5 W
SOLD	700,000
4 E	4 W
700,000	700,000
3 E	3 W
700,000	700,000
2 E	2 W
700,000	700,000
1 E	1 W
675,000	675,000

**NEED NOT BE BUILT**





NEW POOL AND DECK

EXISTING BUILDING 2

TOWER PARKING SPACES #17 - #40

THE PERDIDO DUNES TOWER CONDOMINIUM

NEED NOT BE BUILT

# Jeff, this is a loop!

SOUNDS GOOD!

Add everyone into this loop to share documents and tasks.

Remember: Everything you add is private until shared. No one can see who you invite to a loop.

[BACK TO MY LOOPS](#)

[ACTIVITY LOG](#) STATUS: [PRIVATE](#)



## Perdido Dunes Tower Documents

[EDIT DETAILS](#)

### Documents

Anything you add is private until shared.

[SHOW ARCHIVED](#) [ADD FOLDER](#)

<input type="checkbox"/>	FOLDER	ADD DOCUMENT
<input type="checkbox"/>	Perdido Dunes Tower Introduction Package	1
<input type="checkbox"/>	Purchase Agreement - Perdido Dunes Towe...	1
<input type="checkbox"/>	Perdido Dunes Tower Good Faith Estimate	1
<input type="checkbox"/>	Perdido Dunes Tower Offering Part 1 of 5	1
<input type="checkbox"/>	Perdido Dunes Tower Offering Part 2 of 5	1
<input type="checkbox"/>	Perdido Dunes Tower Offering Part 3 of 5	1
<input type="checkbox"/>	Perdido Dunes Tower Offering Part 4 of 5	1
<input type="checkbox"/>	Perdido Dunes Tower Offering Part 5 of 5	1

### People

Invite your clients, vendors and even those on the other side of the negotiation! No one can see who you invite.

[ADD PERSON](#)

Jeff Mclaurin (you)	jmclaurin@c21meyer.com	<a href="#">ROLE</a>
Admin for CENTURY 21 Meyer Real E...		<a href="#">ROLE</a>

### Add Tasks

Use tasks to coordinate activities with others.