

# EVERGREEN PROPERTIES

## Condo 1101

Welcome to our home, Romar Place 1101 (Evergreen II). We take great pride in the look and function of our unit to make your vacation as pleasurable and stress free as possible. The entire unit is tiled with tasteful area rugs in most rooms.

When you enter the unit you will automatically be drawn to the magnificent view of the beautiful Gulf Of Mexico. You will be delighted with the extra large wrap around balcony, featuring a counter height table and 6 chairs. The balcony can be accessed from either of the large sliding glass doors in the master bedroom or the oversized sliding glass door in the living room.

The living room features a comfortable sectional sofa with a queen sleeper. A magnificent 60" smart tv for your viewing enjoyment and a coffee table that features 4 pull out stools perfect for a board game (located in the cabinet, below tv)

The dining area features a large rectangular table with 6 chairs and 4 bar stools to accommodate 10 people for family meals.

The kitchen is well stocked with everything to satisfy your cooking needs. The stainless appliances are all new and look great with the black granite and new white subway tile backsplash. Breakfast, lunch, or dinner you will be delighted cooking for your family in this beautiful kitchen.

After a busy day at the beach, a wonderful meal, and possibly stream an exciting movie you can retire to one of the three bedrooms all with bathrooms attached. The large master bedroom features a king size bed with a new mattress, new pillows and bedding. There is also a 50" smart tv for your enjoyment. The on suite bath features a garden tub/ shower combo granite counters and plenty of storage. Plush towels and wash cloths are included in each bathroom.

Bedroom number two features a set of bunk beds, Twin over full. There is also a twin pull out trundle, all with new mattresses and bedding. This bedroom with attached bathroom has a whale theme for the kids enjoyment. There is also a 32" smart tv. The bathroom has a tub / shower combo, granite counter tops and plenty of storage.

Bedroom number three features a queen bed, with new mattress and bedding. There is a private balcony accessed by a full size sliding glass door. A 40" smart tv is wall mounted for your enjoyment. The attached bath has a tub / shower combo, granite counters and plenty of storage.

Last but not least there is a separate laundry room featuring a full size washer and dryer, cordless Dyson vacuum and other cleaning supplies.

The Romar Place complex is the perfect size. With 11 floors and a total of 66 units it very seldom feels crowded. Either of the Two central elevators will take you to the top floor where 1101 is located. You will be supplied with a Door code that will work for the entirety of your stay, no keys!!

Romar Place has Two pools, an indoor and an outdoor. The indoor pool is heated for your comfort. There is an adjacent Hot tub, also an adjacent dry sauna. A bathroom is also located next to the indoor pool for your convenience. The outdoor pool features a shallow area for small kids, plenty of lounge chairs, there is also a bathroom conveniently located on the east end of the pool area. There is a small workout area featuring a treadmill, elliptical, bike, and small Multi station machine attached to the office in front of complex. Rounding out the amenities is a barbecue area featuring 3 stainless charcoal barbecues. Barbecuing at Romar Place is a delight, with views of the beach, families from different units gather. Nothing better then the smell of barbecue, meeting new friends, all with the view of paradise.

Orange Beach has so much to offer for your vacation enjoyment. First and foremost is the sugar white sand on our wonderful beaches. We have fantastic restaurants many with amazing views. Cobalts, The Gulf, Fishers, Tacky Jacks to name a few. Several great restaurants also are in walking distance to Romar Place. Fin and Fork is across the street, Docs seafood and steaks is a short walk to the east, between Fin and Fork and Docs is The Ruby Slipper, a great breakfast/ lunch restaurant. Live Bait featuring live entertainment many nights is also a short walk from Romar Place. Back Country Trails is the perfect place for hiking and bike riding. There are several dolphin watching boats or maybe a charter fishing trip is more to your liking. Nearby in Gulf Shores there is a waterpark, a zoo, And the Track.

Shopping is plentiful. The outlet mall is close by in Foley, The Wharf has lots of shops and restaurants, there are also many little eclectic shops scattered around the area. A new attraction close by in Foley is OWA an amusement park with some awesome looking roller coasters, shops and restaurants.

At the end of the day, whether relaxing at the beach and pool, or taking in some of the wonderful attractions in the area you will be welcomed back to your home away from home, Romar Place 1101.

For large parties we also own Romar Place 1103. A 3 bedroom/ 2 bathroom just 2 doors away on the same floor.

hanks,

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