

# EVERGREEN PROPERTIES

## Condo 1103

Welcome to our home, Romar Place 1103 (Evergreen). We take great pride in the look and function of our unit to make your vacation as pleasurable and stress free as possible. The unit has tile in common areas and the master bedroom and bath. The back 2 bedrooms are carpeted.

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 large balcony featuring a counter height table and 4 chairs. 4 stacking chairs are also there for extra seating. The balcony can be accessed from the full size sliding glass door in the master bedroom or one of 2 sliding glass doors in the living room.

The living room features a comfortable couch with queen sleeper and 2 comfortable recliners. A 50" 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 square table with 4 chairs, there is an extension under the queen bed in the back bedroom and 2 extra chairs in the closets. There are also 4 bar stools to accommodate a total of 10 people for family meals.

The kitchen is well stocked with everything to satisfy your cooking needs. The stainless appliances including full size refrigerator with ice and water in the door, all look great with the beautiful granite. Breakfast, lunch, or dinner you will be delighted cooking for your family in this beautiful kitchen. There is also a pantry closet for your storage needs.

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. The large master bedroom features a king size bed with a comfortable mattress, new pillows and bedding. There is also a 40" wall mounted smart tv for your enjoyment. The on suite bath features a garden tub/ shower combo granite counters raised glass vessel sink, and plenty of storage. Plush towels and wash cloths are included in each bathroom.

Bedroom number two features a queen bed, with comfortable mattress and bedding. A 32" smart tv is wall mounted for your enjoyment.

Bedroom number three features a set of bunk beds, Full over full. There is also a twin pull out trundle, all with comfortable mattress's and bedding. There is also a 26" tv/DVD player combo.

The 2 back bedrooms share a common bath accessed from hall. This bath has a tub/ shower combo, granite counters and a glass vessel sink.

Last but not least there is a separate laundry alcove 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 1103.

For large parties we also own Romar Place 1101. A 3 bedroom/ 3 bathroom just 2 doors away on the same floor.

Thanks,

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