

OFFICIAL 2026 BOATER'S GUIDE & SLIP INVENTORY

Orange Beach Boating Condos & Marinas Guide

The definitive buyer's field guide to on-site boat slips, private marinas, on-site boat launches/ramps, trailer parking regulations, and navigation channels across all 37 Orange Beach waterfront communities.

Boating Real Estate in Orange Beach

Orange Beach is recognized as the boating capital of the Alabama Gulf Coast. With direct deep-water access through **Perdido Pass**, over 30 miles of protected bays, bayous, and Intracoastal waterways, and famous sandbars like **Robinson Island**, waterfront condominium ownership offers an unmatched maritime lifestyle. However, not all boating condos are created equal. Slip ownership models, power lift capacities, bridge clearances, and trailer parking policies vary drastically from complex to complex.



Deeded vs. Assigned Slips

A **deeded slip** is real property conveyed on your deed. An **assigned slip** is common property allocated by the HOA. First-come slips offer temporary day docking only.



On-Site Boat Launches

Only **8 of 37 complexes** feature an on-site boat ramp. Complexes without ramps rely on city public launches (Boggy Point, Cotton Bayou, Canal Road).



Running Time to Pass

Running time from your dock to Perdido Pass and the Gulf ranges from **under 3 minutes** (Caribe, Bayshore) to **15–20 minutes** (Wolf Bay, ICW/The Wharf).

Orange Beach Boating Waterways at a Glance



Terry Cove & Bayou St. John

The gold standard for deep-water sportfishing and offshore yachts. Protected deep channels, no fixed bridge restrictions, and 3–5 minutes direct run to Perdido Pass.



Ole River & Perdido Key Bay

Dual-access living at its finest: sheltered boat docks in back, and Gulf beach access right across Perdido Beach Blvd. Great for bay boats, center consoles, and jet skis.



Cotton Bayou & Robinson Island

Central Orange Beach location with immediate water access to Robinson & Bird Islands, popular dockside dining (Tacky Jacks, Playa), and fuel marinas.



The Wharf & Intracoastal Waterway

Protected ICW cruising, full-service marina slips for up to 120ft yachts, fuel docks, shopping, and direct westward transit toward Mobile Bay.

Orange Beach Waterways & Bridge Clearances

Before shortlisting a condo, boat owners must understand water depth, draft limitations, bridge vertical clearances, and no-wake zones:

WATERWAY / CORRIDOR	TARGET BOAT TYPES	BRIDGE CLEARANCES	AVG PASS RUNNING TIME	KEY COMPLEXES
Bayou St. John / Terry Cove	Sportfishers, Cabin Cruisers, Center Consoles	Zero bridge restrictions to Gulf	3 – 6 Minutes	Caribe, Bayshore Towers, Phoenix on the Bay, Bella Luna, Harbor Cove
Ole River (West of Bridge)	Center Consoles, Deck Boats, Pontoons	Perdido Pass Bridge (54 ft fixed)	4 – 8 Minutes	Wind Drift, Ole River Condos, Vista Bella, Ono Harbour, River Run
Cotton Bayou	Bay Boats, Runabouts, Jet Skis, Skiffs	Hwy 161 Bridge (54 ft fixed)	5 – 10 Minutes	Cotton Bayou Condos, Back Bay, Safe Harbor, Dolphin Harbor
Intracoastal Waterway (ICW)	Large Motor Yachts, Trawlers, Cruisers	Foley Beach Express Toll Bridge (65 ft)	12 – 18 Minutes	The Wharf, Wharf Condominiums, Bear Point properties
Wolf Bay & Bay La Launch	Watersports, Pontoons, Sailing, Bay Boats	Canal Road Bridges vary (check air draft)	15 – 22 Minutes	Bayview Condos, Portside, The Pines, Cypress Village

Key Navigation Checkpoints for Condo Buyers

**Perdido Pass Bridge (Hwy 182)**

Vertical Clearance: 54 Feet. Connects the inland waters to the Gulf of Mexico. All vessels heading offshore pass through this deep dredged channel. Strong tidal currents occur during tide changes.

**Robinson & Bird Islands Sandbar**

The social epicenter of Orange Beach boating. Located at the confluence of Terry Cove and Bayou St. John. Extremely shallow on the perimeter—stick to marked channels.

**No-Wake Zones**

All of Cotton Bayou, Terry Cove marina basins, and the Ole River channel near the pass are strictly enforced **Idle Speed / No Wake** zones by Alabama Marine Police.

**Marine Fuel Docks**

Key water-accessible fuel stations: **Zeke's Landing Marina** (Cotton Bayou), **Orange Beach Marina** (Terry Cove), **Walker Key/Hudson Marina**, and **The Wharf Marina**.

**Pro-Tip for Offshore Anglers:**

If you run a 35ft+ vessel with tuna towers or outriggers, look exclusively at **Bayou St. John** and **Terry Cove** complexes (e.g. Caribe, Bayshore Towers, Phoenix on the Bay, Bella Luna). You avoid all bridge clearance constraints and reach the open Gulf in under 5 minutes.

Understanding Boat Slip Ownership & Rules

The legal structure of boat slips is one of the most misunderstood areas of coastal real estate. Here is how slip types differ across Orange Beach buildings:

1. Deeded Boat Slips
Best Resale & Security: The slip has its own legal parcel or limited common element (LCE) deeded specifically to your unit. It conveys automatically when you sell.

High Value Addition (\$50k-\$150k+)

2. Assigned Boat Slips
HOA Controlled: Slips are owned by the association and assigned to owners based on seniority, waitlists, or unit allocation rules. Verify transferability on sale.

Requires HOA Confirmation

3. First-Come / Day Docks
Day Docking Only: No overnight mooring or permanent lift installation permitted. Perfect for loading gear, picking up guests, or short daytime stays.

Temporary Use Only

Boat Lift Capacities & Power Requirements

BOAT SIZE & WEIGHT	RECOMMENDED LIFT RATING	ELECTRICAL REQUIREMENT	KEY CONSIDERATIONS
20 – 24 ft Bay Boat / Skiff	6,000 – 10,000 lbs	110V / 20 Amp	Standard single motor lift; low tide draft check required.
25 – 32 ft Center Console	12,000 – 16,000 lbs	220V / 30 Amp	Twin outboards; reinforced pilings and cradle bunks.
33 – 42 ft Triple/Quad Center Console	20,000 – 30,000 lbs	220V / 50 Amp	Requires heavy-duty pilings, high-speed gearboxes, and deep basin.
Pontoon / Tri-toon Boats	7,000 – 12,000 lbs	110V or 220V	Requires specialized triple-bunk pontoon cradles.

Trailer Parking & Launch Regulations

 **On-Site Trailer Parking Rules**

Most Gulf-front high-rises prohibit boat trailers on property. However, specialized boating communities (e.g. **Wind Drift, Safe Harbor, Back Bay, Cotton Bayou Condos**) provide designated on-site trailer parking lots for owners.

 **Private On-Site Boat Ramps**

Having a private ramp inside your complex allows you to launch and retrieve without waiting in line at public ramps on holiday weekends. Complexes with ramps: **Safe Harbor, Cotton Bayou Condos, Back Bay, Jubilee Landing, Dolphin Harbor.**

Orange Beach Boating Complexes: Master Directory

Comprehensive comparison of verified Orange Beach complexes offering on-site boat facilities:

Complex Name	Waterway	Slip Type & Specs	Ramp On-Site?	Trailer Lot?	Pass Run	Price Range
Caribe Resort	Ole River / Bayou St. John	Deeded Slips & Lifts (Marina)	Nearby City Ramp	Yes (Designated)	2 – 3 Mins	\$729k – \$1.6M
Bayshore Towers	Terry Cove / Bayou St. John	Assigned Slips & Deep-Water Lifts	Nearby City Ramp	Assigned Storage	3 – 5 Mins	\$695k – \$1.5M
Phoenix on the Bay I & II	Bayou St. John / Terry Cove	Deeded Slips with Power Lifts	Nearby City Ramp	Storage Area	4 – 6 Mins	\$545k – \$995k
Bella Luna	Ole River	Deeded Deep-Water Slips & Docks	Nearby City Ramp	Designated Area	5 – 7 Mins	\$749k – \$1.4M
Wind Drift	Ole River (Dual Access to Gulf)	First-Come Slips & Docks	Nearby City Ramp	Yes (On-Site Lot)	6 – 8 Mins	\$449k – \$695k
Ole River Condominiums	Ole River (Dual Beach Access)	First-Come Docks & Day Slips	Nearby City Ramp	Yes (On-Site Lot)	6 – 8 Mins	\$385k – \$595k
The Pass Condominiums	Bayou St. John / Perdido Pass	Deeded Slips & Power Lifts	Yes (On-Site Ramp)	Yes (On-Site)	2 – 3 Mins	\$525k – \$895k
Mariner Pass	Bayou St. John / Terry Cove	Deeded Slips with Lifts	Nearby City Ramp	Assigned Spaces	3 – 4 Mins	\$595k – \$925k
Jubilee Landing	Ole River	First-Come Slips & Lifts	Yes (On-Site Ramp)	Yes (On-Site Lot)	5 – 7 Mins	\$349k – \$495k
Dolphin Harbor	Ole River	Deeded Slips & Lifts	Yes (On-Site Ramp)	Yes (On-Site Lot)	5 – 7 Mins	\$495k – \$750k
Harbor Cove	Terry Cove	Deeded Slips & Marina Docks	Nearby City Ramp	Designated Area	4 – 6 Mins	\$485k – \$725k
The Moorings	Terry Cove	Deeded Slips & Lifts	Nearby City Ramp	Assigned Parking	4 – 6 Mins	\$550k – \$875k
Porto Del Sol	Cotton Bayou	Deeded Deep-Water Slips	Nearby City Ramp	Assigned Covered	5 – 7 Mins	\$625k – \$995k
Walker Key	Terry Cove	Deeded Slips & Gazebo Docks	Nearby City Ramp	Yes (On-Site Lot)	4 – 6 Mins	\$395k – \$595k
Vista Bella	Ole River	Deeded Deep-Water Slips	Nearby City Ramp	Covered Spaces	5 – 7 Mins	\$725k – \$1.2M
Ono Harbour & Ono Island	Ole River / Bayou St. John	Deeded Slips (Private Gated)	Private Island Ramp	Yes (Gated Storage)	5 – 8 Mins	\$450k – \$1.1M

**Note: Price ranges and active listing inventory fluctuate daily based on MLS market conditions. Contact the Big Beach AL Team for live verified slip dimensions and HOA bylaws.*

Master Directory (Continued) & Public Launches

COMPLEX NAME	WATERWAY	SLIP TYPE & SPECS	RAMP ON-SITE?	TRAILER LOT?	PASS RUN	PRICE RANGE
Cotton Bayou Condos	Cotton Bayou	First-Come Slips & Docks	Yes (On-Site Ramp)	Yes (On-Site Lot)	5 – 8 Mins	\$325k – \$495k
Back Bay Condominiums	Terry Cove / Wolf Bay	First-Come Slips & Fishing Pier	Yes (On-Site Ramp)	Yes (On-Site Lot)	8 – 12 Mins	\$385k – \$585k
Safe Harbor	Cotton Bayou	Assigned Boat Slips	Yes (On-Site Ramp)	Yes (On-Site Lot)	6 – 9 Mins	\$349k – \$485k
The Wharf Condominiums	Intracoastal Waterway	Wharf Marina Slips (Up to 120ft)	Nearby City Launch	Marina Storage	12 – 16 Mins	\$425k – \$895k
Portside Condominiums	Wolf Bay / ICW	Assigned & First-Come Slips	Yes (On-Site Ramp)	Yes (On-Site)	12 – 16 Mins	\$295k – \$450k
Bayview Condominiums	Wolf Bay	First-Come Slips & Pier	Yes (On-Site Ramp)	Yes (On-Site Lot)	14 – 18 Mins	\$275k – \$415k
Terry Cove Motor Coach Resort	Terry Cove Basin	Gated RV Lots with Boat Storage	Nearby City Ramp	Yes (Custom Pad)	4 – 6 Mins	\$225k – \$450k
Lei Lani Condominiums	Ole River (Dual Beach Access)	First-Come Docks	Nearby City Ramp	Short-term Pad	6 – 8 Mins	\$375k – \$585k
River Run of Perdido Key	Ole River	Assigned Docks & Day Slips	Nearby City Ramp	Designated Area	5 – 8 Mins	\$410k – \$625k

Public Boat Launches in Orange Beach

1. Boggy Point Launch

Location: End of Marina Rd (Terry Cove).

Lanes: 2 Launch Lanes.

Parking: Vehicle/trailer parking spaces.

Best For: Deep-water quick pass access.

2. Cotton Bayou Launch

Location: Hwy 182 (Near Hwy 161).

Lanes: 2 Launch Lanes with docks.

Parking: Paved trailer parking & restrooms.

Best For: Central OBA, island sandbars.

3. Canal Road Launch

Location: Under Hwy 161 bridge (ICW).

Lanes: 4 Wide Launch Lanes.

Parking: High-capacity trailer lot.

Best For: Holiday weekends, easy bay access.

10-Point Boater's Due Diligence Checklist

Before submitting an offer on any boating condominium, verify these critical checkpoints with your agent and the HOA:

1. Deeded vs. Assigned Conveyance: Request the recorded deed and condominium declaration to confirm legal slip rights.

2. Low-Tide Water Depth / Draft: Verify minimum depth at extreme winter low tides for your vessel's draft.

3. Lift Weight & Cradle Rating: Check certified lift capacity (lbs) and whether cradle bunks fit your hull geometry.

4. HOA Slip Maintenance Reserves: Confirm the HOA has adequate capital reserves for future bulkhead, dock, and dredging work.

5. Trailer Parking Restrictions: Verify maximum trailer length, designated parking durations, and seasonal rules.

6. Hurricane Tie-Down / Evacuation Rules: Some associations require vessels removed from lifts during named storm watches.

7. Electrical Service at Slip: Check if slip includes dedicated 30A or 50A shore power and water hookups.

8. Rental Guest Boat Docking Rules: If renting on Airbnb/VRBO, confirm whether guests are allowed to dock boats.

Your Local Orange Beach Waterfront Specialists

Dave & Kelly Davis lead the **Big Beach AL Team** at Dalton Wade Real Estate Group. We live, boat, and invest along these exact waterways. We help buyers cut through confusing HOA rules, check lift specs, and find the perfect waterfront property.

Dave & Kelly Davis

TEAM LEADERS · WATERFRONT & CONDO ADVISORS

Specializing in Orange Beach boating condos, deeded boat slips, second-home vacation properties, and Gulf-front investment real estate across Baldwin County.

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Ready to Explore Orange Beach Boating Properties?

Call or text us today for private showings, off-market slip inventory, and HOA document reviews.

Call / Text (251) 289-1553