

5+/- acres in Clay County, Alabama

Move-In Ready Home - Less than three miles from Highfalls Trail!
Beautiful views and sunsets!

The home is situated on 5+/- acres at the corner of Clairmont Springs Road and Watts Mill Road in the Clairmont Springs community of Clay County, Alabama. The home is move-in ready and consists of 3 bedrooms, 1 full bathroom, a living room, a large open kitchen with dining area, full-size laundry and a partial basement.

The home has recently been updated with vinyl tilt-in windows and a new sheet rock ceiling throughout the home. The home has low-maintenance vinyl siding, a metal roof, and a covered gated/enclosed front porch. The front porch also offers a ramp entrance. There is an oversized 1-car carport located on the side of the home as well. The back deck is wood and very spacious, making it the perfect place for hosting a summer BBQ! There are hardwood floors throughout the home, with a portion being covered in vinyl flooring, carpet, and tile.

There are several custom features inside that add to its character and charming, cozy feel. These features consist of authentic pine paneling in the living room, and kitchen and dining area, and built-in corner cabinets in the dining area. The bathroom was recently updated with a large, walk-in tile shower.

The home is currently on a well but there is a county water meter in place if you would like the option of both county and well water. The central HVAC system is electric air, with a gas heat pump. There is a brick fireplace in the living room with an electric insert. There are two wall-heaters in the home (perfect for backup heat). The gas source is propane, the tank is owned by the sellers and will remain with the property. All kitchen appliances remain and these consist of a refrigerator with freezer above, deep freezer, dishwasher, oversized gas stove/oven drop in range, and a microwave. The washer and dryer also remain.

The partial basement is spacious and has two separate areas, one area is great for storage, and the other half is set-up as a small work-shop.

The open area of the property measures to being close to .80+/- acres, giving plenty of space to enjoy a large yard and garden. The remaining acreage is covered in natural growth, large hardwoods and pines.



Southeastern
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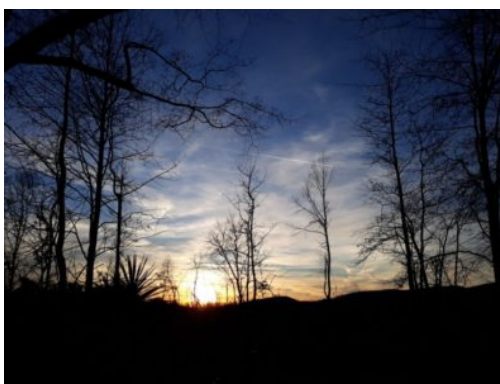
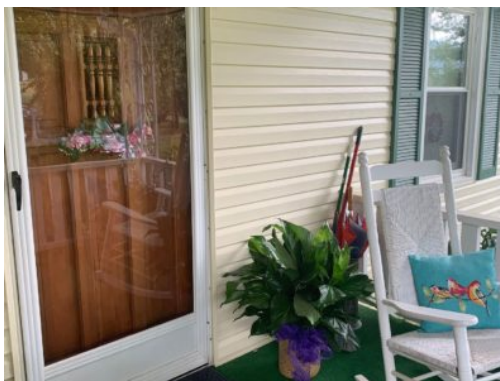
This property is a very short drive to Cheaha State Park, numerous campgrounds, and several walking trails. It is nearest to Highfalls Walking Trail, home to one of the most beautiful waterfalls in this part of the state. Also nearby is Adams Gap, and Clairmont Gap, both parts of the Pinhoti Trail.

If you have further questions or would like to schedule a time to view this property, please contact Haley Upchurch at (256) 473-2088. All prospective buyers must have a prequalification letter and/or proof of cash for purchase or down payment. Please allow a 24 hour notice on all showings. Thank you

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