



11+/- ACRES

3 BAY SHOP - ACCESS TO 4+/- AC LAKE

MOODY, AL - GPS 33.60581-86.53725

Dream Estate on 11 Acres with access on 4 Ac Lake - Nestled between Moody and Trussville, you'll enjoy the assessibility of I-20 and I-59. Full Brick 3BR 2.BA Florida Style Home features Craftsman Style Finishes. Built as Forever Home with 4ft. Hallways and 3ft. Doors. Stacked Stone Fireplace chases above Exposed Wood Beams in the Great Room. Lake Views from the Great Room & Dining Room. Kitchen, Dining Room and Great Room are open to each other. Granite Countertops, Stainless Appliances: (Warming Drawer, Microwave, Double Oven, Dishwasher, Oven & Cooktop), Breakfast Bar and Custom Cabinets w/plenty of Room for the Chef. Huge Pantry and Laundry Rooms. Gorgeous Lake Views from Master Bedroom with Octagon Tray Ceiling. Master Bathroom features Soaking Tub and Wheel Chair assessible Tiled Shower, His/Her Vanities and Large Walkin Closet. Private Office w/Built-in Desk offers the Best View of the Lake. Relax on the Back Porch which feels like your own Private Cabana with outside Fireplace to enjoy all seasons. Plenty of Parking w/oversized circular driveway for home and 40x66 Metal Building and Plumbed for Future Bathroom for cleaning off after working outside. Home is too magnificent, please open the flyer below.

List Price
\$769,900

Only By Appointment Please: Directions: I-20 to Exit 144B, North on Hwy 411. At Red Light by CVS & Freds: Turn left on Park Ave. At Stop Sign. Turn Right on Roper Rd, Right on Annie Lee Road. 280 Hammock Road on Corner of Annie Lee and Hammock Road.

- One level home on Slab
 - Open floor plan
 - Special ceilings and trim in each room
 - Hard Woods and tile throughout
 - Family/dining/kitchen open to one area
 - View overlooking Lake
 - Large Island
 - Lots of Cabinets including
 - Inset doors
 - Large pull out drawers
 - Soft close hinges and rollers
 - Stone Fire Place
 - Exposed Cedar Beams on Vaulted Ceiling
 - 2 sets of French Doors to Lake Side Covered Patio
 - French Doors to Shop side Covered Patio
 - Laundry
 - Etched Glass Door
 - Slide out clothes hampers
 - Broom/Central vac closet with power
 - Cabinets on both sides
 - Space for Refrigerator
 - Walk-in Large Pantry
 - Etched Glass Door
 - HUGE
 - Floor to ceiling shelves on 3 sides
 - Large Doored Cabinet on 1 side
 - Attic access
 - Office
 - Corner desk
 - Overlooking Lake and Yard
 - Master Suite
 - Large Bedroom overlooking Lake
 - Multilevel Domed ceiling
 - Rope lights
 - Recessed Lighting including 2 Reading lights
 - French Doors to Lake side Patio
 - Bathroom
 - Barn Door entry
 - His and her vanities including makeup area
 - Free Standing Soaker Tub
 - Roll in Tile Shower
 - Closet
 - HUGE
 - Built in Cabinets
 - 2 level hanging shelves
 - View overlooking lake

- Garden Closet
 - Double door access from Shop side Patio
- Attached garage for 2 cars
- Concrete Driveway
 - From Street to house and Detached Garage
 - Large Circular connecting house to Detached Garage
 - Easy use for Motorhome or Long Trailer
 - Surrounds Courtyard
 - RV port
 - 50 amp service
 - Water
 - Sewer (septic tank)
 - Large pad on side of Detached Garage
 - Perfect for RV's or Long Trailer
- 4 Acre Lake
 - Just feet from the Lake side patio
 - Large Dock
 - Stocked with fish
 - 8lb 4oz Bass caught recently
 - 1lb Bluegill caught recently
- Detached Garage
 - 40' X 66' Insulated Metal Building
 - Central Heat and Air
 - Large enclosed Closet with floor to ceiling shelves
 - Plumbed for
 - Toilet
 - Bath Sink
 - Shower
 - Shop Sink
 - Water from Well or could be changed to city water
 - 3 Car bays with Rollup Doors on Front
 - 1 Double Door entry on Front
 - 1 Double Door entry on Rear
 - 1 Single Door entry on Side
 - 220VAC power on its own service
 - TV Cable
- Location, location, location
 - Moody City Limits
 - Moody Schools
 - St. Clair County
 - Lower taxes
 - 5 Minutes to Moody City Hall and Civic Center
 - 5 Minutes to downtown Trussville
 - 5 Minutes to I-20
 - 10 Minutes to I-59
 - 20 Minutes to Birmingham Airport

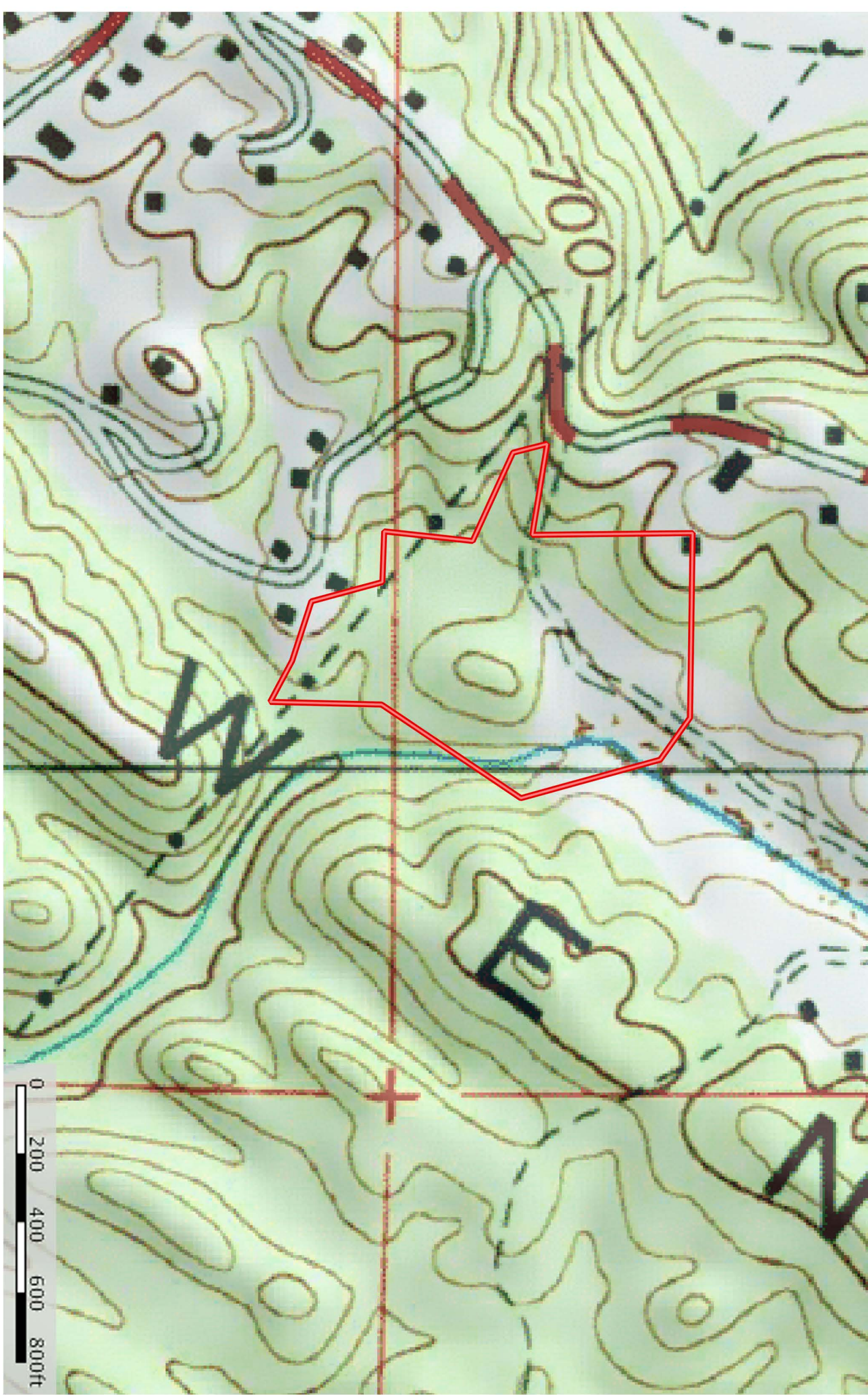
- Utilities
 - Alabama Power
 - Budget bill is \$165/month for house
 - Odenville Water
 - Also working Well onsite
 - Septic Tank
 - Spectrum
 - High Speed Internet
 - TV Cable
 - Phone Service
- Privacy
 - House is 700 feet from Road
 - Surrounded by mature forest
 - Acreage with additional adjoining acreage available
- Handicap ready
 - NO STEPS on property
 - Hallways 4' wide
 - Doors 3' wide
 - Low entry door ways
 - No problem for wheel chairs or scooters
 - Large Roll-in Tile shower
 - Hand Held shower head
 - Rain shower head
 - Built-in Bench
 - Large Dry area
 - No problem for Wheel chair or walker
 - Plenty of room for shower chair
 - Drawer Microwave
 - Warming Drawer
 - Wide Drawers in lower Cabinets
 - Low mounted Double Ovens
 - Wheel chair/Scooter access to
 - House (all rooms)
 - Attached Garage
 - Porches/Patios
 - Driveway
 - Detached Garage
- Nature
 - Deer feed year around at the feeder and drink from the Lake
 - Gobblers (Turkey) seen almost everyday
 - Red Fox sightings occasionally
 - Red Hawks feed daily
- Courtyard
 - Covered in White Rock
 - Fountain is center piece
 - Irrigation and fountain fill

- Flowers and plants
- Landscaping
 - Emerald Zoysia
 - Shrubs surround house
 - White rock used in flower beds
 - Large Hedges planted
 - Lighting timer controlled
- Irrigation
 - Uses Lake water from submerged pump
 - To all landscaped areas, flower beds, and courtyard
 - Rain sensor shut-off
 - Ready for expansion
- Pool
 - 24' Round above ground
 - Large deck
- Security System
- Central vac
- Lighting
 - Automated LED lighting throughout house and patios
 - Program individual or groups for selected on/off
 - Control from
 - Your Phone
 - Computer
 - Wireless Remote
 - Locally
 - Recessed Can Lighting used throughout
 - Soffet lights
 - Landscape Lights
- Out of sight Electrical outlets
 - Broom/Central Vac closet power outlet
 - For those rechargeable battery powered brooms
 - Master bath cabinets
 - Inside to keep electric toothbrushes, hair dryers, etc of sight
 - Main level outlets in base boards
- Audio
 - Prewired to multiple areas
- Patios/porches
 - Covered Garage side porch/patio
 - Stained concrete
 - Ceiling Fan
 - Rope lighting around edge
 - Access to Gardening Closet
 - Main covered patio/porch
 - Wrap around front and lake side
 - Overlooking Lake

- Wood burning Stone Fire Place with Gas starter
 - Stained concrete
 - Rope lighting around edge
 - 3 Ceiling Fans
 - HD Flat screen TV wall mounted with cable outlet
- Heating and Air
 - 2 independent systems
 - 3 Ton units
 - 21 SEER
 - 5 speed Heat Pumps
 - Variable Speed Air Handlers
 - Puron 410A
 - 5 Heating and Cooling Zones
 - 3 zones on 1 system
 - 2 zones on 1 system
 - 5 Digital Thermostats
 - 1 Master for each system
 - Programable
 - Controls all zones of system
 - 3 Slave Thermostats
 - Allows Local Temperature adjustments
 - Five Thermostat controlled Dampers
 - HEPA filter systems
 - Change the filters once a year
- Water Heaters
 - 1 Tankless gas water heater for Bathrooms
 - 1 Electric water heater for Kitchen and Laundry
- Insulation
 - Attic
 - Spray foam
 - Walls
 - Spray foam
 - Windows
 - Gas filled Dual Pane
 - Low E
- Fireplaces
 - Family Room
 - Stone
 - Direct Vent
 - Gas Logs with blower
 - Remote controlled
 - Lake Side Patio
 - Stone
 - Log burning
 - Gas Starter
 - Built in wood storage

- Electrical service
 - Own personal power company transformer close to house
 - Underground service from Transformer to house
 - 400 amp service
 - Generac Generator
 - Detached Garage has separate electrical service
- Storage
 - Laundry room has built in laundry hampers
 - Kitchen cabinets utilize large drawers in lower cabinets
 - Attic can be used as in house due to Spray foam in rafters
 - Large walk-in closets, Master Closet is HUGE
 - Garden closet
 - Detached garage with Floored Attic and Shelved Closet
 - Well Pump House
 - Equipment Shed (storage for tractor, mowers etc)
- Two 500 gallon propane tanks installed out of sight)
- Unrestricted
 - Horses and livestock allowed





0 200 400 600 800ft

