



**Carlson
Land
Services, Inc.**

Montgomery County – 62 acres +/-

Offered by:

Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

<http://www.carlsonlandservices.com/>

ecarlson@carlsonlandservices.com



**Carlson
Land**

Services, Inc. POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

Montgomery County – 62 acres +/-

Location: Montgomery, AL

This property features:

A TRULY EXCEPTIONAL PROPERTY that offers it all & only a short distance, 20 miles from Montgomery! Surrounded by 62 +/- acres, this amazing Georgian style estate home with a comfortable elegant feel is situated perfectly behind a 16 acre stocked pond with boat house where the sunrise & sunset views are picturesque! This fine home features custom craftsmanship throughout with 12ft ceilings, solid wood doors, maple & cedar walls, heart pine flooring, 3 fireplaces, numerous built-in bookcases, custom made millwork & premium Pella double pane windows and doors. This 6 bedroom & 5.5 bath residence with numerous porches and balconies is constructed of Hardie Board. This home was perfectly designed having an open floor plan with a Chefs dream of a kitchen with gas fireplace being the center of the home. Fabulous features include top-of-the-line stainless appliances; FiveStar oven w/6 burners, Sub-Zero refrigerator, KitchenAid Icemaker, dishwasher, warming drawer, wrap around granite breakfast bar & floor to ceiling custom cabinets. Adjacent is the family room complete with 5 sets of French doors opening to the covered porch-perfect for large gatherings. Other rooms include a separate dining room, handsome study with fireplace and wood paneling walls, a home office, 2nd family room/bonus room, mudroom with wall cubbies and more. Off the long galley foyer with brick pavers is the downstairs Master suite & large guest suite with ensuite bath (currently the study). An ornate iron staircase leads to 4 bedrooms 3 baths upstairs with each bedroom having tremendous closet space & walk-in attic storage space. Other amenities; 2 bedroom/1 bath guest house w/kitchen and workshop w/2 bays, greenhouse, pole barn & bath w/several bays, well house, horse barn, & gas powered generator! Ample parking w/ 2 car garage, 3 car carport & large parking pad. Irrigation system, security system, surround system, raised bed garden, full height attic & more! AMAZING INTERIOR PHOTOS FORTHCOMING

Price: \$ 1,450,000.00

Contact: Eddie Carlson

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Driving Directions:

See maps. Shown by appointment only. Gates are locked- please call agent.



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