



**Carlson  
Land  
Services, Inc.**

## Montgomery County – 8 Residential Lots

*Offered by:*

Luke Carlson

334-270-1291 (Office)

334-202-8577 (Cell)

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

## Montgomery County – 8 Residential Lots

**Location:** Mathews, AL

**This property features:**

Come experience country living away from the crowds while still having the convenience to town! The community at Woods & Water is a well-kept gated neighborhood with towering pine and hardwood trees overlooking two beautiful lakes. These +/-1 acre lots are the perfect place to come build your dream home and enjoy the quietness of the country! There is a sewer system already in place and other utilities are available. Call us today to learn more or schedule your showing!



**Contact:** Luke Carlson  
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[lcarlson@carlsonlandservices.com](mailto:lcarlson@carlsonlandservices.com)

**Driving Directions:**

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



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Lot 1 - SOLD  
Lot 3 - SOLD  
Lot 5 - SOLD  
Lot 6 - \$50,000.00  
Lot 7 - \$50,000.00  
Lot 13 - SOLD  
Lot 14 - SOLD  
Lot 15 - SOLD  
Lot 16 - SOLD  
Lot 18 - SOLD  
Lot 19 - SOLD  
Lot 20 - SOLD  
Lot 34C - SOLD  
Lot 38 - SOLD  
Lot 39 - \$50,000.00  
Lot 41 - \$50,000.00  
Lot 42 - \$50,000.00  
Lot 43 - \$50,000.00  
Lot 44 - SOLD  
Lot 45C - \$50,000.00  
Lot 46C - SOLD  
Lot 47 - \$50,000.00  
Lot 48 - SOLD



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<b>Lot No.</b>	<b>Address</b>	<b>Parcel Number</b>	<b>Acreage</b>
1	147 Hunters Cove	1904180000013000	1.04
3	Hayneville Ridge Rd	1904180000012000	1.39
5	97 Hunters Cove	1904180000015000	1.14
6	Hayneville Ridge Rd	1904180000010000	1.44
7	Hayneville Ridge Rd	1904180000009000	1.16
13	180 Hunters Cove	1904180000043000	0.98
14	160 Hunters Cove	1904180000042000	0.98
15	140 Hunters Cove	1904180000041000	0.91
16	100 Hunters Cove	1904180000040000	1.2
18	68 Hunters Cove	1904180000038000	1.02
19	127 Wood N Water Ln	1904180000037000	1.14
20	157 Wood N Water Ln	1904180000036000	1.68
34C	170 Winchester Trace	1904180000003000	1.35
38	130 Winchester Trace	1904180000020000	1.01
39	110 Winchester Trace	1904180000019000	1.02
47	106 Woods N Water Ln	1904180000017000	1
48	88 Woods N Water Ln	1904180000016000	1
41	50 Woods N Water Ln	1904180000008000	1.44
42	Hayneville Ridge Rd	1904180000007000	1.49
43	Hayneville Ridge Rd	1904180000006000	1.09
44	Hayneville Ridge Rd	1904180000005000	1.08
45C	587 Hayneville Ridge Rd	1904180000004000	1.01
46C	25 Edgewood Ct	1904180000002000	1.74



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## Covenants and Restrictions Feature Sheet

Woods n Water Development is a planned community located in Mathews, AL. Exclusive “country living” with all the conveniences in the city, 10-15 minutes from East Chase. The Covenants and Restrictions for Woods n Water are designed for the primary purposes of enhancement, beautification, and value to the development, as well as to each individual homeowner. The official Covenants and Restrictions will be made available to all purchasers prior to lot closings. Some of the items addressed in the Covenants and Restrictions in greater detail include, but are not limited to the following:

- Architectural Review Committee (ARC) approved builders.
- Minimum Square Footage- 2, 700 sq. ft. “living space” (heated/cooled).
- Home plans and specifications must be approved by the ARC.
- New construction review application must be submitted to the ARC prior to building.
- ARC design code specifications required.
- Homeowners Association (HOA) Dues will be paid once a year in the amount of \$300. Lot owners are also required to pay HOA dues.
- Lake Lots-Private access only for lake owners.
- No unsightly raised bed septic tank. Each home will be connected to a centralized sewage facility approved by the Alabama Department of Environment Management (ADEM).
- Gas tanks (and other outside receptacle storage tanks) must be buried under ground.
- Drive Way- Concrete, no gravel.
- Fencing- one consistent fence throughout- type will be ornamental metal- no metallic chain link fence.



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- Mailboxes- to be uniform in design and placement.
- Pets- No livestock permitted on any lot.
- Parking- Street parking is not permitted-No derelict vehicles to be left in driveways.
- Unsightly conditions- regulated by ARC.
- Signage- Regulated by ARC.
- The Covenants and Restrictions encompass an exclusive list of all guideline set forth for Woods n Water subdivision.