



\$415,000
15170 County Road 32
Summerdale, AL 36580

At a Glance

- Living Area: ~416 sq ft
- Bedrooms / Baths: 2 BR | 1 Full Bath | 1 Half Bath
- Lot Size: 5.37 Acres
- Built: 2021
- School District: Summerdale / Elberta High
- Taxes: ~\$331/year
- Utilities: Baldwin EMC | Private Well | Propane (leased tank)

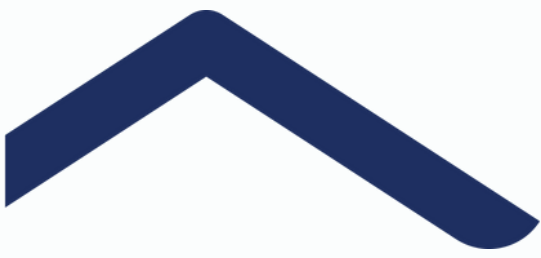
Interior Highlights

- Open-concept tiny home design with thoughtful layout and efficient use of space
- Luxury vinyl plank flooring
- Mini-split A/C & heat system (installed July 2023 by American Air after lightning replacement)
- Ceiling fans (3) with remote controls
- Dehumidifier drains directly into shower (recommended for continuous use)
- Appliances included:
 - Electric refrigerator (no ice maker)
 - Propane gas range
 - Electric water heater
- Move-in ready and well maintained

Exterior and Outdoor Living

- 5.37 acres of level, partially cleared land — ideal for hobby farm, expansion, or additional dwelling
- Covered & enclosed porch by JC Construction & Sons LLC (Foley, AL)
- Insulated storage shed by SealTight Foam Insulation (Spanish Fort, AL)
- Survey on file (tiny home added after original survey; shed location shown)
- Driveway & parking for multiple vehicles, RV, or boat
- Rural zoning — great flexibility for future builds





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Systems & Utilities

- Septic System: Installed by J&S Contracting (Elberta, AL)
- Engineered for both the tiny home and a future 4-bedroom single-family home
- Currently has one 1,000-gallon tank installed
- Propane: Leased tank from Blossman Gas & Appliance (Foley, AL) — \$133.75 annual rental
- Electric: Baldwin EMC
- One meter services both tiny home & shed
- Includes surge protector and pole light
- Water:
 - Active well (~80 ft) in front of shed (new tank within past year)
 - Secondary well (~100 ft) capped but operable with pump installation
 - Both measured and serviced by Clearwater Drilling (Sean, 251-550-8902)
- HVAC: Split system (2023), surge-protected
- Termite & Pest: Quarterly service and annual termite warranty with Hadley Termite & Pest Control

