

Property Description and Improvements
15039 Richard's Lane
Magnolia Springs, AL 36555

Public Remarks An eclectic, retreat at the headwaters of the Magnolia River with nearly 395 ft. of river frontage on 2.5 acres. This 3 bedroom, converted historic stable, with all the comforts of modern living including Starlink, is perfect for those seeking peace and quiet with room for their animals. Originally designed as a working horse stable with a living apartment on the second floor, the stables have been transformed into an exceptional living and entertaining space. The renovation preserves the charm of the original iron stalls while adding a full wet bar, third bedroom with bathroom and shower, and milled cypress wood paneling from floor to ceiling. The result is a warm, rustic setting nestled in what feels like a nature preserve. This home and property are perfect for gatherings and has the potential for many other venues. Upstairs the home features two bedrooms, a fully renovated Jack ' Jill bathroom with a new shower and vanities, and hard wood pine floors and doors. There is a fully renovated kitchen with all new appliances and a multi-level porch with views of the river and surrounding property. A new washer and dryer were recently added to the laundry room. You can launch your kayak and paddleboard from one of two wooden docks on the river. Within walking distance to Jesse's Restaurant, the historic Magnolia Community Association Hall and the Arboretum and Gardens.

The 12 month plus renovations began in 2022. The entire interior of both floors was stripped and new electrical wiring , plumbing and HVAC systems were installed. The attic space and first floor walls are sealed with closed cell foam. The first floor exterior was also completely renovated using hardboard, and hurricane proof windows and doors. The home is wired for modern technology and already has a Starlink system installed that can be transferred to the new owner. There is a new buried 1,000 gallon propane tank powering a new, 26 kw generator if ever needed, and a tank-less hot water heater. With it's well, this home is self-sufficient for many days.