

MLS Feature Sheet – 14342 Styx River Rd

Property Overview

- 3 Bedrooms / 2.5 Bathrooms
- Approx. Main Living 1,900 sq ft
- Approx. 1.2 acres
- Built in 2007
- Single-story
- No HOA

Interior Features

- Hardwood / Luxury Vinyl Plank and tile flooring
- Crown molding
- Plantation shutters throughout
- Vaulted ceilings with rustic wood accents
- Brick accent wall in living room
- Wood-burning fireplace (living room)

Kitchen

- Granite countertops
- Kitchen island
- Tile backsplash and travertine tile detailing around kitchen
- Pantry
- Coffee bar
- Stainless steel appliances (all convey)

Primary Suite

- Spacious primary bedroom
- Large walk-in closet with built-in ironing board
- Dual vanities, soaking tub, separate walk-in shower, and makeup area

Exterior & Outdoor Living

- Covered patio / deck
- Large screened porch with commercial-grade roll-up screens
- Stone gas propane fireplace on screened porch
- Two supplemental mini-split units (heat & cool) on screened porch
- Fully fenced backyard (fenced all the way back)
- Gutters
- Repainted 2-car garage with sealed floors
- New exterior trim
- Replaced back steps to deck

Additional Structure

- Separate Barn / Rental Apartment (approx. 900 sq ft)

Systems

- Roof replaced 2020 (not fortified)
- Central HVAC approx. 10 years old
- City water
- Baldwin County sewer (grinder pump)
- Propane tank for gas fireplace (Serviced by Blossman Gas)

Conveying Items & Negotiables

- Washer/Dryer conveys
- TV mounts convey
- Seller will consider selling some of the dining room furniture