

13897 FISH RIVER ACRES

Foley, Alabama • Waterfront Estate

LUXURY ICF WATERFRONT



Rare Riverfront Experience: Official U.S. Mail Delivery by Boat directly to your private dock!

PROPERTY HIGHLIGHTS

BEDROOMS / BATHS

4 BR / 4.5 BA

MAIN LIVING SPACE

3,362 SQ FT

BONUS SPACE

~415 SQ FT

YEAR BUILT

2005

WATER FRONTAGE

50 FT Direct

BOAT LIFT

8,000 LB Capacity

★ Signature Feature

Built with advanced **Insulated Concrete Form (ICF)** technology & slab set 2 FT above historical flood plain for exceptional durability and energy efficiency.

WATERFRONT & OUTDOOR AMENITIES

- **50 FT Water Frontage:** Direct river access on Fish River.
- **Boat Lift & House:** 8,000 LB electric boat lift with durable aluminum cradle + private boat house.
- **Extended Dock & Patio:** Complete with fresh water line to dock.
- **Landscaped Grounds:** Professionally landscaped with full irrigation & sprinkler system.
- **Unique Mail Service:** Enjoy daily mail delivery directly by boat!

CONSTRUCTION & ARCHITECTURAL QUALITY

- **ICF Construction:** Superior insulation, quiet living, and ultimate structural integrity.
- **Storm Protection:** 350 MPH wind-resistant windows & low-maintenance materials.
- **Elevated Foundation:** Slab built 2 FT above historical flood plain.
- **Spacious Storage:** Oversized garage with abundant space for watercraft, vehicles & gear.

INTERIOR & LUXURY FINISHES

- **Soaring Ceilings:** 12 FT ceilings on 1st floor; 10 FT mahogany front doors.
- **Flooring & Kitchen:** Brazilian Cypress hardwood floors & 8 FT granite island.
- **Private Suites:** Multiple guest suites, each with private ensuite bath.
- **3rd Floor Bonus Area:** ~415 SQ FT heated/cooled bonus space & enclosed balcony.

RECENT IMPROVEMENTS & UPGRADES

- **New Roof (2018) & Exterior Paint:** 30-year finish on home & garage.
- **3rd Floor Enclosure:** Added AC, central electric & enclosed balcony.
- **HVAC & Appliances:** New 1st floor HVAC, new dishwasher & stovetop.
- **Dock & Grounds:** Extended patio/dock, added boathouse & sprinklers.
- **Additional Touches:** New carpet on stairs, energy-efficient windows.

Ian & Rachel Wallace

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