



**7059 Ponce De Leon Dr
Spanish Fort, AL 36527**

Entry Foyer

- *Coat closet under staircase*
- *Hardwood flooring throughout*
- *Nine-foot ceilings throughout main level*
- *To the left, office/flex room with 2 south facing windows with overhead transom windows*
- *To the right, formal dining room on right featuring chair rail and nice windows with overhead transom*

Great Room

- *Hardwood floors*
- *Built in bookcases*
- *Dental crown molding*
- *Fireplace with: gas logs; white, wood mantel; and brick surround*

Kitchen

- *Ceramic floors*
- *Walk-in pantry*
- *Quartz countertops*
- *East facing window over the sink*
- *Under mounted stainless-steel sink with brushed nickel faucet*
- *Stainless appliances: full electric stove plus extra built in wall oven, microwave, French door refrigerator with freezer below*

Mudroom

- *Plenty of storage*
- *Ceramic tile flooring*
- *GE washer and dryer*
- *Service doors lead to attached 2 car garage*

Covered Screen Porch

- *2 skylights*
- *Ceiling fans*
- *Directly off of the great room*
- *Leads to the completely fenced yard*

Main level primary bedroom ensuite

- New carpet
- Great windows
- Adjoining primary bath with: whirlpool tub with glass block window, separate shower, ceramic tile flooring, 2 large vanities, and 2 walk-in closets

2nd Bedroom on main level

- New carpet
- Walk-in closet
- Two windows, one facing south and one to the west

Hallway walk-through bathroom

- Large vanity
- Easy access to 2nd bedroom and functions as guest bathroom

Upper Level

- New carpet
- Walk-in closets
- Ceilings fans in both bedrooms
- 3rd & 4th bedroom with Jack N Jill bathroom between the two
 - Separate vanity area off each bedroom
 - Full tub/shower with overhead transom window

INTERIOR FEATURES

- Window treatments to remain
- White 6 panel doors throughout
- Crown molding and smooth ceilings throughout

EXTERIOR FEATURES

- Gutters
- Large deck
- 2 carrier HVAC
- Red brick exterior
- Free standing grill hooked to natural gas
- Fully fenced backyard with 6-foot privacy fence