

19364 Bryant Lane, Summerdale, AL

Fact Sheet

- 23 Gated Acres
- Gate Opener Brand New at time of listing
- Two Wells
- Two Septic Systems
- Irrigation: Main Gated Driveway and Front Flower Bed
- 400-amp Electrical Service
- 34.6ft x 59ft Pole Barn for Boat or RV Storage with 50-amp RV Hook Up

Main House

- Built 2021, Completed in 2022
- 2,967 sf Heated and Cooled / 4,192 sf Total Adjusted (GLA taken from Tax Records)
- Three Car Garage with 3 Storage Rooms & 13.10 ft Ceiling (*Garage Freezer does NOT convey.*)
- Metal Roof
- Gutters
- Two HVAC Systems, One serving the Primary Suite only
- Propane Gas for Tankless Water Heater & Range. (Fireplace can be converted to Propane)
- 10 ft Interior Ceilings
- 8 ft Interior Doors
- Andersen Windows (Screens not installed for view, but are located in the Garage.)
- Spray Foam Insulation under Subfloor above Crawl Space
- Kitchen Appliances: Maytag Dishwasher, Wulf Dual Fuel Gas Range, Sharp Microwave (*Kitchen Aid Refrigerator does NOT convey.*)

- Kitchen Cabinets: Custom Dove Tail, Soft Close Cabinets and Drawers. Illuminated Upper Display Cabinets and Under Cabinet Lighting.
- Utility Room: Slate Floor, Leather Quartzite Counters, Single Utility Sink and Bravo XL Washer and Dryer
- Half Bathroom: Slate Floor, Leather Quartzite Counter, Single Vanity, Pocket Door
- Primary Suite: Industrial Ceiling Fan, Double Door Access to Screened Back Porch
- Primary Suite Bathroom: Leather Quartzite Counters, His/Hers Vanities with Single Sinks, Free Standing Bathtub, Walk In, Tiled Shower with Rain Head, Private Water Closet, Tile Floor and His/Hers Walk in Closets with Built In Dressers and Shelving.
- Bedroom 2: Access to Screened Back Porch, Jack and Jill Bathroom with Leather Quartzite Counter, Single Vanity, Shared Tiled, Bathtub/Shower Combo and Tiled Floor.
- Bedroom 3: Front Yard View, Jack and Jill Bathroom with Leather Quartzite Counter, Single Vanity, Shared Tiled, Bathtub/Shower Combo and Tiled Floor.
- Covered Front Porch: 71.8 ft Long x 8ft Deep with Stone Steps, Metal Hand Rails, Tongue and Groove Ceiling and Recessed Lighting.
- Covered, Screened Back Porch: 72.6 ft Long x 13.10 ft Deep with Recessed Outdoor Living Area, Mesh Roll Down Shades for Extra Light Blockage, Tongue and Groove Ceiling, Recessed Lighting and 7 Ceiling Fans.

In Law Suite

- Built 2017
- 1,116 sf H/C In Law Suite, 2,292 sf Total Adjusted including Workshop and 2 Attached Storage Rooms (GLA In Law Suite per Sellers)
- Metal Roof
- Gutters
- HVAC 2017
- Spray Foam Insulation
- Open Living Area & Kitchen
- LPV Flooring Throughout
- Kitchen Appliances: Whirlpool Stainless Steel Dishwasher, Microwave and Electric Range

- Kitchen: Plentiful Cabinetry, Large Center Island with Butcher Block Counter, Tiled Back Splash
- Bedroom: Double Closet, Front Porch Access
- Bathroom: Single Vanity, Walk In Shower
- Stack Washer/Dryer Hook Up
- AO Water Heater
- Workshop: 40ft x 46ft with Over Sized Front Barn Doors and 2 Roll Up Rear Doors

Utilities

- Internet: Starlink -Equipment WILL convey (Brightspeed also available)
- Electricity: Baldwin EMC

<https://www.baldwinemc.com>

- Water: Well
- Sewage: Septic
- Trash: Baldwin County

<https://baldwincountyswda.org/residential-services/>

- Satellite: Direct TV