

**Price Reduced! Beautiful Water View Home-Pickensville  
Alabama**  
473 Rivermont Circle  
Pickensville, AL 35447

**\$270,000**  
0.750± Acres  
Pickens County





**Price Reduced! Beautiful Water View Home-Pickensville Alabama**  
**Pickensville, AL / Pickens County**

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**SUMMARY**

**Address**

473 Rivermont Circle

**City, State Zip**

Pickensville, AL 35447

**County**

Pickens County

**Type**

Riverfront, Single Family, Residential Property

**Latitude / Longitude**

33.239564 / -88.272777

**Dwelling Square Feet**

1724

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

0.750

**Price**

\$270,000

**Property Website**

<https://www.mossyoakproperties.com/property/price-reduced-beautiful-water-view-home-pickensville-alabama-pickens-alabama/78752/>



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### **Pickensville, AL / Pickens County**

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#### **PROPERTY DESCRIPTION**

Price Reduced! The ground level consists of a two-car carport with garage doors and openers. There is a +/-550 ft. heated and cooled finished room that consists of one full bath, two ceiling fans, sliding glass door, and a woodburning stove. This room is finished in rustic stained wood.

The upper living area consists of approximately 1724 ft. of heated and cooled living space. Upon entering the spacious great room, the home offers authentic hardwood floors with a wood-burning fireplace.

The kitchen area offers tile flooring (Terra-cotta) with beautiful oak cabinets. All major kitchen appliances will remain in the home including stove, dishwasher, compactor, and refrigerator. The adjoining breakfast room features an exceptional view of the Tombigbee Waterway from the bay windows.

The laundry/storage room consists of a washer and dryer, which will remain with the home.

The home has three bedrooms and two 2 full bathrooms.

The primary bedroom is spacious with a walk-in closet.

The home has two great deck areas with one in the rear and another along the entire front of the house. This deck offers a wonderful view of the Tombigbee River.

With the purchase of this property, you will also have access to a private, secure boat ramp with parking, pavilion and play area.

This is truly a beautiful water view property. This area provides some of the best fishing, hunting, and water sports on the Tombigbee Waterway. The property is located conveniently to Columbus, Mississippi and Tuscaloosa, Alabama.

property is being sold As-is

Give Reed Marine a call or text at [1-205-399-6204](tel:1-205-399-6204) or email Reed at [rmarine@mossyoakproperties.com](mailto:rmarine@mossyoakproperties.com) to schedule a viewing of this property. All showings are by appointment only.



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## Locator Map

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## Locator Map

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## Satellite Map

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## Price Reduced! Beautiful Water View Home-Pickensville Alabama

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Reed Marine

## Mobile

(205) 399-6204

## Email

rmarine@mossyoakproperties.com

## Address

P.O. Box 529

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Mossy Oak Properties Logan Land Co.-Greene Co.**

P.O. Box 529  
Eutaw, AL 35462  
(205) 372-9800  
[www.loganforestry.com](http://www.loganforestry.com)

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