Price Reduced! Beautiful Water View Home-Pickensville Alabama 473 Rivermont Circle Pickensville, AL 35447 \$270,000 0.750± Acres Pickens County









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/









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 <u>1–205–399–6204</u> or email Reed at <u>rmarine@mossyoakproperties.com</u> to schedule a viewing of this property. All showings are by appointment only.













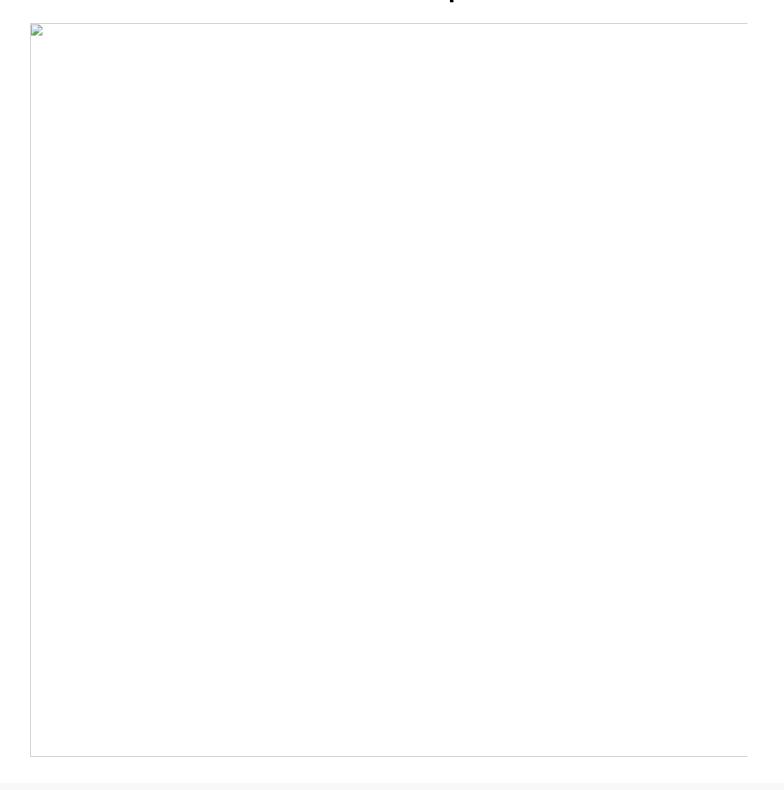


Locator Map



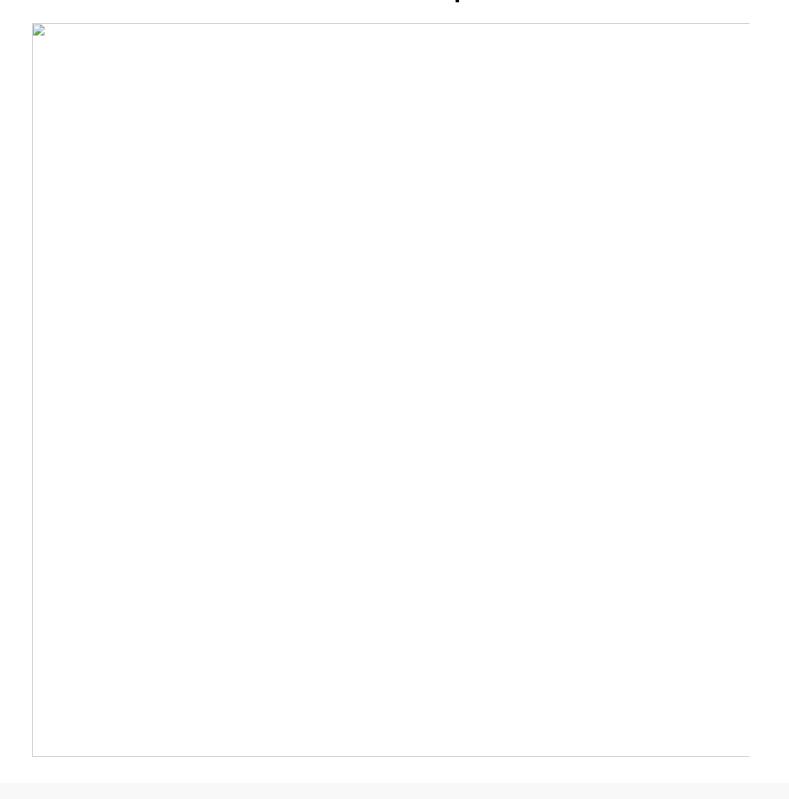


Locator Map





Satellite Map





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

<u>NOTES</u>			



<u>IOTES</u>	



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