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Red HOT Deal: \$599,900!!



RE/MAX
Advantage

Proudly Presents:
4480 Preserve Drive
Hoover, AL

Truly, the best value for the space & amenities currently available in the Preserve. This award winning home features the ultimate in livability (4 br/4.5 ba + bonus) & functionality inside as well as a generous, level, fenced, and professionally landscaped yard for entertaining or playing. It's so special that "Southern Living" recently featured it in a photo shoot. If you've dreamed of the Preserve, you must see this home! Check out below for a few more details, then call me for a peek inside!

Best Regards,
Georgeann Carter 205-803-3611

Some Outstanding Features of This Beautiful Colonial Style Home Include:

- **Professionally finished daylight (walk-out) basement bonus room with 4th full bath**
- Full Brick with poured concrete foundation and Hardi-Plank siding
- Fenced rear yard with side fenced pet-run or garden area
- Rear entry garage with wide concrete drive for parking
- Large and inviting level backyard for play or entertaining
- Exterior "crown" molding, shutters & copper downspouts give timeless architectural appeal
- Spacious and inviting foyer with crown molding & specialty inlay hardwood flooring
- Comfortably sized dining room also showcasing the specialty inlay-hardwood flooring, crown molding, and double windows
- Bright and open great room with high ceiling and lots of windows looking into the professionally landscaped backyard, also featured is a cozy fireplace with gas logs accented by recessed areas for storage pieces or ease of furniture placement
- Generously sized eat-in kitchen featuring beautiful hardwood flooring, a huge walk-in pantry, abundant cabinets, a gas cooktop, granite countertops, and SS appliances (refrigerator remains), as well as beautiful built in bookcases and charming window seat
- Extraordinary Screened Porch accessed from the kitchen or the great room extends the living space to the outdoors!
- Main level laundry room off kitchen
- Main Level master suite privately located at the rear of the home with hardwood floor and plenty of natural light
- The bath features stone flooring, a jetted tub, separate sinks/vanity areas and separate shower area — also an extra large walk-in closet
- Upstairs you will find one private bed/bath suite and 2 other bedrooms with a shared full bath. All rooms are exceptionally spacious
- Walk-in closets in all bedrooms w/ walk-in attic access for additional storage
- **2 Car garage in basement w/ additional unfinished room for "toy" or "tool" storage or office space**
- Plantation shutters, 2 "hidden" hardwood staircases, a sprinkler system w/ separate meter, 3 separate HVAC systems (1 per level), security system (prewired), & brick walkways in the yard are a few other features that make this home very special...

Amenities of The Preserve:

- The Village Green, an 8-acre park in the center of the community hosts the Town Hall with expansive porches, meeting hall, gathering room, and catering kitchen, swim park with jr. Olympic pool and kiddie pool, and fitness center
- Miles of Nature Trails and sidewalks connect throughout the community to Moss Rock Preserve
- 15-acres of natural green parks
- Founders Park, a 3-acre park surrounded by a 1/4 mile sidewalk loop and equipped with a Pavilion with grilling area, kids' playground, and a baseball backstop and play area
- Wide sidewalks on both sides of streets
- Adjacent to Moss Rock Preserve, a 250-acre natural park with waterfalls, streams, nature trails, and scenic vegetation
- Three additional parks planned throughout the community
- Natural green space for picnics and playing
- Community buffered by permanent natural green areas

Town Hall, Resident Grand Hall
Swim Park
Catering Kitchen
Fitness Center

Info from: www.mossrockreserve.com



Georgeann Carter
Associate Broker
REMAX Advantage
2964 Columbiana Road
Birmingham, AL 35216

24 Hour Open House at:
www.georgeanncarter.com

24 Hr Voice Mail: 205-803-3611
Email: carterr@worldnet.att.net

"I'm Here to
Help You Make
the Choices
You Can Live
With"



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