

451 Overlook Terrace House Details
Cahaba River Getaway Community
Notable Features

- 13.2+/- Acres with 1400 feet waterfront on Cahaba River.
- Zoning is A-1 Agriculture (see web for details)
- Gated Entrance to Subdivision – Private Road to Property
- 3 Stories – 5 Bedroom with 5 ½ Baths
- 2 Master BR Suites – 2 Kitchens – 2 Living Areas up and down
- 3 Car Garage plus Separate 1 Car Garage
- Travertine Tile and Natural Hardwood Flooring throughout (including decks/patios)
- Gas Fireplaces with Marble and Composite Material (double sided in Master BR)
- Hand tooled wrought iron windows and doors imported from Bali
- Lacanche Premium 5 Eye Cooktop with Griddle Plate, Double Ovens (one gas, one convection electric) plus warming tray (from France) - <http://www.lacanche.com/>
- SubZero Refrigerator; Scotsman Icemaker - <http://www.subzero-wolf.com/sub-zero>
- Morning Coffee Station/Wet Bar 3rd Floor
- Pool Room with Wet Bar/Wine Chiller
- “BDry” Waterproofing System in Garage - <https://www.bdry.com/>
- 3 A/C Cooling Systems (one per floor); Sprinkling System; Central Vacuum
- 3 Gas Water Heaters
- Insulated Windows; Double Crown Molding; Wedding Cake Ceilings
- Elevator to all Levels
- Outdoor Bullfrog Brand Covered Hot Tub/Spa - <http://www.bullfrogspas.com/>
- 2 Wells in Parallel (1 original) with Filtration System
- Air Cooled Emergency Generator
- Gas LP – 1,000 Gallon Tank
- April-Air Air Filtration System
- Upgraded slate look metal roof (Hurricane wind proof) with 50 yr. Guarantee
- Satellite TV
- Tanning Bed
- Alabama Professional Termite Bond (transferrable)
- Utilities Low Side \$300+/- and High Side \$700+/- per month

**SELLING COMPLETELY FULLY FURNISHED WITH THE EXCEPTION OF
PERSONAL ITEMS TAGGED/LABELED**

