



\$399,000

1853 Nottingham Drive, Vestavia Hills, AL 35216

4 BR
3.5 BA

Contact With Seller
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Introduction:

Move-in ready, beautiful brick, well maintained home built in 2001 on a .34 acre lot. This home is part of a private 3 home subdivision in the heart of Vestavia. This is not a garden home community but full size homes and lots. This home has 10 foot ceilings, solid surface counter tops, cultured marble tub and shower w/jets, immaculate hardwood floors, large party deck, extremely quiet neighborhood, basement storm shelter.

Interior Features:

Very open floor plan, great for entertaining. All three levels of the home were professionally painted six months ago. Basement master suite and bath were newly carpeted and tiled. The den features a gas fireplace with marble mantle. Hardwood throughout the first floor. Dining room provides space for breakfast, china cabinet, and table with eight chairs. First floor laundry room is off the kitchen; second laundry room is in the basement. Glass tile kitchen backsplash coordinates with counter tops; stainless steel appliances. Upstairs features two bedrooms, and a bath. Upstairs is a nicely sized room that can be used as an office or playroom. Stunning crown molding w/attention to detail in every room. Security system.

Exterior Features:

3 brick sides, vinyl siding on back. Septic tank, private drive, common area with fountain and extra parking. Mature Japanese maple, magnolia, pecan, and crepe myrtle trees; gardenias, azaleas, camellias, rhododendron, lilies, and miniature rose adorn the front yard. Large backyard is enclosed with mock orange, wild cherry and other trees and shrubs. Deck stained in 2014 with premium weather proofing with four year warranty.

Neighborhood Information:

Quiet, scenic neighborhood in a rolling hills landscape. Broad range of ages, from young couples to senior citizens. In close proximity to walking trails and bike paths along Lakeshore Drive. Within a mile of the YMCA on Columbiana Road. Avoid the traffic; only a 10 minute drive to UAB and shopping malls.

School Information:

Vestavia Hills School System: Louis Pizitz Middle School, Vestavia Hills Elementary Schools, Liberty Park Elementary and Middle School, Cahaba Heights Community School, Vestavia Hills High School. Minutes to Samford University, UAB, and UAB Medical School

Finishing Touches:

Garage floor with epoxy finish completed in 2014. Disk Network antenna remains on roof. Large double pane windows provide natural lighting and energy efficiency. Wooden blinds throughout the home. Two 50 gallon water heaters. Gorgeous lighting fixtures and ceiling fans in foyer, dining room, den, kitchen, and master bedroom.



LIM#BHM2083