



# \$474,900

224 Kinross Circle, Pelham,  
AL 35124

4 BR  
3 BA

Contact With Seller

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## Introduction:

Look no further, your new home awaits in Kinross Highlands, located in the quiet Ballantrae neighborhood of Pelham, Alabama. The home boasts an open floor plan with a large, covered patio, perfect for entertaining in all seasons. Less than a year old, there is a touch of modern across the entire house, whether it be shiplap walls, creative lighting throughout, or unique woodwork in the dining room. The community has everything you need from golfing, a community pool, as well as shopping, dining, and hospitals within a short drive.

## Interior Features:

Downstairs: Two bedrooms / 2 bath / Large "granny sheik" mud room with tons of storage. The master has a sliding barn door, crown molding, and sunken lighting against wooden planks in the ceiling. The bathroom is perfect for the "neat" and "messy" couple. Separate closets/sinks. Upstairs has a large playroom and an unfinished bonus room. A catwalk overlooking the downstairs connects the playroom to the last 2 bedrooms and bathroom upstairs.

## Exterior Features:

Full brick, fenced in back yard, on low traffic street approaching a cul de sac. Large back patio with multiple fans. Separate area for grilling. Perfect place for entertaining on fall Saturdays. Builder spared no expense on front yard landscaping. Sprinkler system. Large 2 car garage - plenty of room for a van and large truck, and all of your stuff.

## Neighborhood Information:

Quiet neighborhood. Golf cart ride to Ballantrae golf course. Access to large zero entry pool, perfect for kids and swimming laps. Playground area and walking trails. Fire station and police stations nearby. Walk to fitness club. Shortcut drive to 280 and Chelsea with minimal traffic.

## School Information:

Elementary: <https://pres.pelhamcityschools.org/> Middle: <https://ppms.pelhamcityschools.org/> High: <https://phs.pelhamcityschools.org/>

## Finishing Touches:

Home less than a year old, complete with many upgrades. Includes all of the quality expected from a thoroughbred built home.



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