



# \$249,900

5121 Scarlet Oak Cir,  
Bessemer, AL 35022

3 BR  
2 BA

Contact With Seller

Ray Humphries

(205) 873-5946

Lurch5@bellsouth.net



## Introduction:

Pounce while available! These high demand homes do not last long in this ever-desirable neighborhood! Quiet, roomy and peaceful nature retreat in this wonderfully designed 55+ planned retirement community on the edge of Hoover's Lake Cyrus and Ross Bridge. This home offers an amazing downsizing opportunity for a single individual or couple, ready to transition to a more relaxed pace of life, but not yet ready for assisted living, creating a desirable compromise, where others maintain the outside of your home, homogeneously with the surrounding manicured neighborhood, while you enjoy the features this community offers.

## Interior Features:

This single-level, 3 bedroom/2 bath, brick garden home offers independence and amenities, within steps of health assistance, if/when needed. Master bath includes: double vanities, with a lower make-up area in the master bath, to accommodate a wheelchair; a jetted tub; separate shower; walk-in closet; rails for assistance, emergency pull alarm to notify The Oaks at Parkwood for needed assistance, in case of falls. Wooden plantation shutters; bay-window formal dining room; kitchen breakfast area; gas log fireplace; stairs to attic for overflow storage; fresh carpet; wonderfully tiled and covered/screened patio, facing the woods with no home in sight.

## Exterior Features:

Never perform exterior home maintenance again! Per 6.02 of the covenants, conditions and restrictions of 2001, the \$315/month Association fee covers outside grounds maintenance: painting; lawn/shrubs; gutter cleaning; interior/external pest control; pressure washing windows/patio/driveway; exterior repairs/replacement and re-roofing. Re-roofing cost is estimated at \$15,000 by The Oaks-maintenance and is included in the price/value as a paid expenditure via Association fees.

## Neighborhood Information:

This independent living home also includes access to outdoor walking trails; indoor fitness center; programs; heated indoor pool; 24-hr emergency response access; transportation for shopping and other social activities, and more! This home overlooks a beautiful pond and is near a large nature preserve, known for deer grazing and bird watching. 3.5 miles or 10 minutes from Hoover's The Grove shopping center and I-459/Highway 150.

## School Information:

55+ retirement community; Bessemer City schools;

## Finishing Touches:

Gas heating; assume new roof as roofing/reshingle expense is included in \$315/month Association expense. Average home expenses: Bessemer Utilities (water) = \$30/month for 2 people; Spire natural gas (winter heating; hot water) = \$60/month average {min \$15/month, max \$165/month}; Alabama Power electricity (summer A/C) = \$125/month average {min \$25/month, max \$230/month}

