



Calera Lake Retreat

20+/- Acres | Shelby County, AL | \$649,950



National Land Realty
2633 Valleydale Rd.
Suite 150
Birmingham, AL 35244
NationalLand.com

John Mayhall
Office: 205-438-6733
Cell: 205-541-0740
Fax: 864-331-1610
Jmayhall@nationalland.com

Brett Harden
Office: 205-438-6733
Cell: 205-835-9922
Fax: 864-331-1610
Bharden@nationalland.com

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National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This 17+/- acre retreat is absolutely perfect if you're looking for a secluded lakeside getaway/cabin in the woods. The property is located near Calera in Shelby County, just minutes from I-65 and less than 30 minutes from Birmingham.

The cabin overlooks a beautiful private lake and manicured grounds. There are multiple outdoor entertainment areas creating plenty of space for guests to gather and enjoy this picturesque setting.

The Cabin-

The thoughtfully constructed cabin is well-positioned with spacious porches and windows overlooking the lake. Inside, you'll find an open concept design, 3 bedrooms, 2.5 baths, and many rustic touches and custom finishes. The great room features wide plank pine flooring, a wood-burning fireplace with a gas starter, vaulted ceilings, exposed beams, wood paneling, and beautiful views of the lake. The kitchen offers a farmhouse sink, gas range with copper hood, dishwasher, stainless refrigerator, and pantry. The primary bedroom and bath are on the main level, and 2 bedrooms are upstairs. Custom wood shutters and doors add to the rustic char



ACREAGE BREAKDOWN

Timber, Home, Lake

ADDRESS

343 Hwy. 301
Calera, AL 35040

LOCATION

Contact us for property location details.

PROPERTY HIGHLIGHTS

- 20+/- acres conveniently located near Calera just minutes from I-65 and less than 30 minutes from Birmingham
- Custom cabin with 3 bedrooms/2.5 bathrooms
- Beautiful 3+ acre stocked lake
- Multiple outdoor living spaces for entertaining guests including spacious decks, covered porches, and grilling area
- Mature timber
- Property offers plenty of outdoor recreational opportunities including fishing, kayaking, hunting, wildlife viewing, hiking...
- Adjacent to Ozan Winery and Timberline Golf Club
- Additional adjoining property available for purchase



nationalland.com/listing/calera-lake-retreat

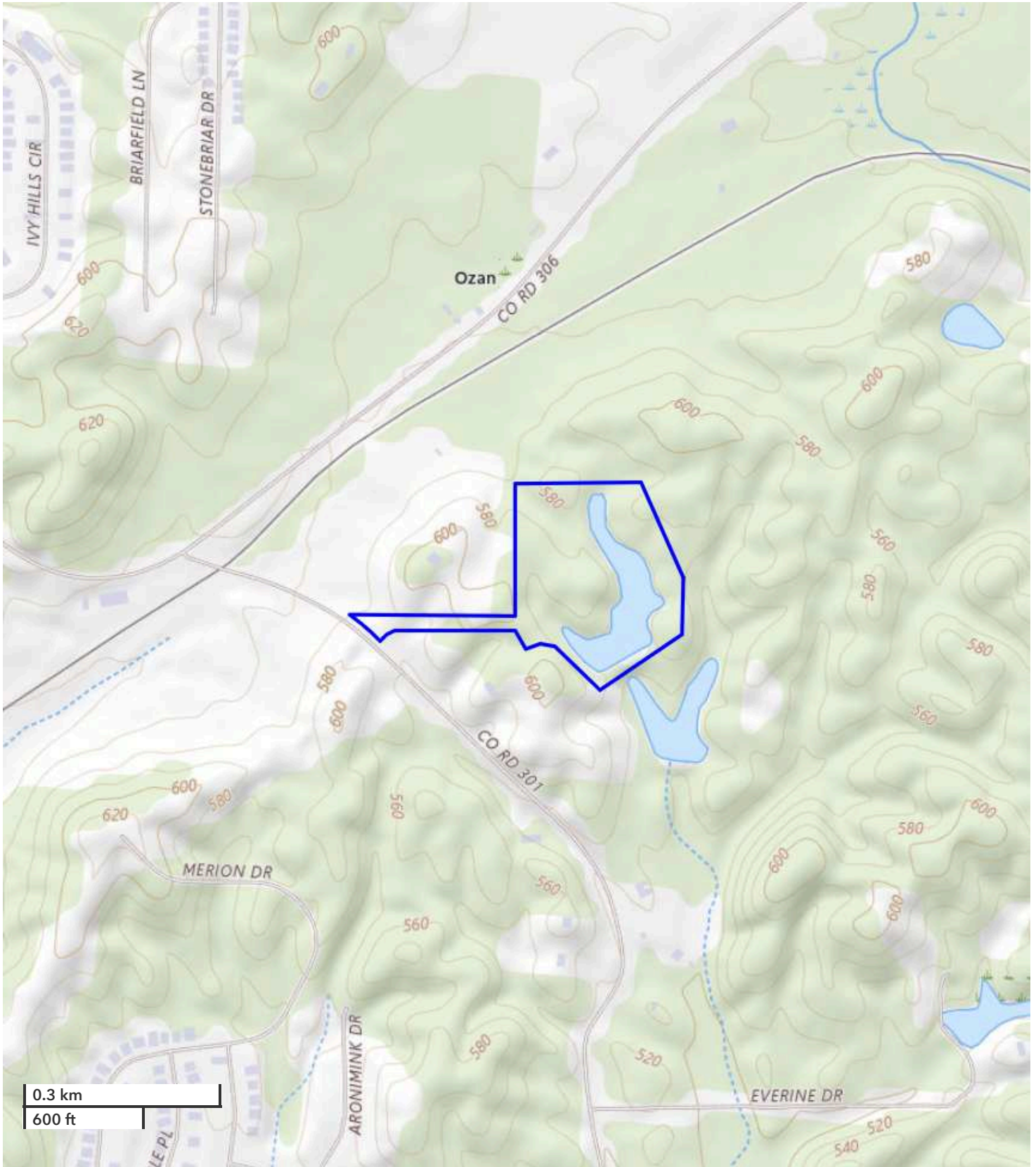




100 m

300 ft

All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**