

Lake Wedowee Associates
(www.lakewedoweerealestate.com)
256-357-2050
328 Cedar Valley Drive, Wedowee, AL



LH322 – 3 Bedroom, 2½ Bath Home in Possum Trot Subdivision (Lot 7) with Community Features that include Private Boat Ramp, Boat Slips/Docks, Pavilions, Playground, Boat Storage and More!

This 3 bedroom, 2½ bath home is located in the quite little community known as Possum Trot. This established community includes easy access to the water via a private community boat ramp, on-site covered boat storage, lakeside pavilions, a community playground and more. The house includes approximately 1600 sq. ft. of living area, and offers central heating/air with heat pump, a mix of hardwood, tile and carpeted flooring, and a metal roof for added character. Upon arrival to this property, you are greeted with good water views as you walk across the open deck. The covered porch on the back of the house offers relaxing views and plenty of room for your favorite rocking chair.



As you enter the house from the covered porch, immediately to your left is the main living area that includes an open living, dining, and kitchen area, accented by a large stone fireplace with gas logs. In the kitchen, there are stainless steel appliances with custom cabinets. Just off the kitchen, a private half-bath is easily accessible, directly across from the laundry area. The master bedroom and private bath are just to the right of the main entrance on the main level, while two nicely sized bedrooms and additional full bath are located on the upper level.



Possum Trot is a gated community that includes more than basic amenities, with its private boat ramp, boat docks, boat storage, pavilions, playground, and its open water views of the water, all of which is easily accessible via the many walk paths throughout the community.



The few images provided don't show the real beauty of this house, so please schedule an appointment to tour for yourself. If you are looking for a spectacular primary residence, vacation home, retirement home, or simply an awesome house in a quite country setting yet still close to downtown Wedowee, this could be the one for you.

This featured property is priced at **\$269,900** – that is \$80,000 below the listed price from just one year ago! For more info or to schedule your own private tour, call Wayne Browning or any of the agents of Lake Wedowee Associates at 256-357-2050.

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