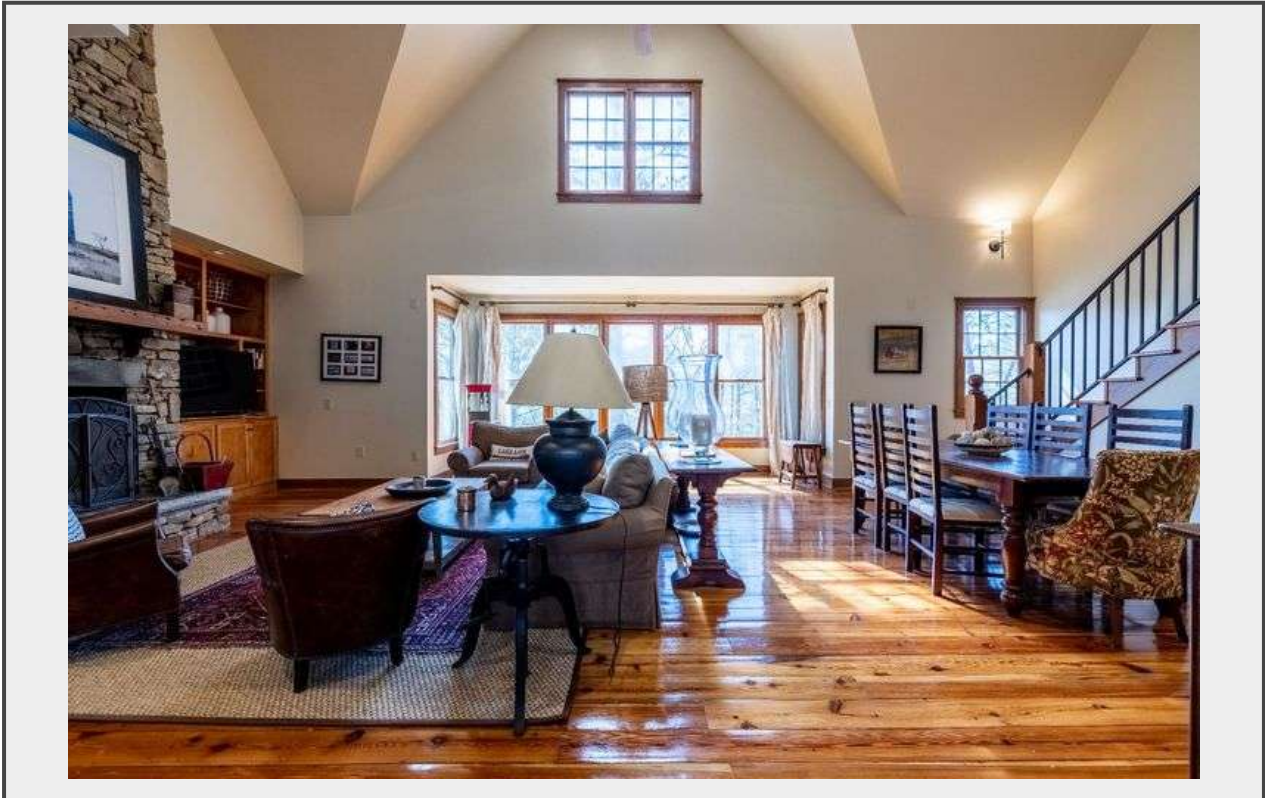


Sale Name: Luxury Lake House on Smith Lake in Arley, Winston County, AL Online Auction

LOT 1 - Luxury Lake House on Smith Lake Arley, Winston County, AL



Description

**Wednesday, May 14, 2025 at 1:00 pm Central —
ONLINE ONLY-Bidding Starts May 5th 12:00 PM**

**ONLINE AUCTION
Arley, Winston County, AL**

The Bidding Period Opens – Monday, May 5th
The Bidding Period Ends – Wednesday, May 14th at 1:00 PM CT

**Fully Furnished, (3) Story, (4) Bedroom Home on Smith Lake
Large Dock with Boat Lift — Deep Year-Round Water — 1.1 Ac lot**

Property located at 716 Rock Cove Ln, Arley, Winston County, AL

|

***This auction offers the opportunity to purchase an Authentic Handcrafted home,
Move-In Ready, settled on a superb lakefront lot, affording all the amenities of
County Lake Living, 4 miles from Downtown Arley, the Heart of Smith Lake!!***

716 Rock Cove Lane:

Entering this stunning 3-story lake home through massive oak doors into a welcoming foyer, complete with a half bath. The main floor boasts vaulted ceilings and expansive

windows that frame the breathtaking lake views. The spacious family room features a grand rock fireplace, seamlessly flowing into the dining area and a gourmet kitchen equipped with Wolf appliances, custom oak cabinets, a pantry, and beautiful pine flooring. A screened-in porch off the family room provides the perfect space to relax and enjoy the serene surroundings.

The main-floor master suite offers generous space, a private porch, and an elegant en-suite bathroom with double vanity, tiled floors, and a luxurious tiled shower.

Upstairs, you'll find two spacious bedrooms, each featuring its own full bathroom. One bathroom features a tub and shower combo, while the other boasts a sleek stand-up shower for added convenience. An open loft area adds versatility and charm.

The lower level includes a cozy den with a bunk room, a full bath with a stand-up shower, and large windows to bring in the natural light. Additional features include a laundry area with washer and dryer, a spacious garage, and a convenient outdoor shower- ideal for rinsing off after a day on the lake.

This exquisite home offers the perfect blend of comfort, elegance, and lakefront living.

Other Notable Property Features:

- 192' of Shoreline
- Large Covered Dock with Boat Lift
- Paved Driveway
- County Water

LOCATION: Located just off Helicon Rd (CR # 77), the home is conveniently located 5 miles from Downtown Arley, 10 Miles from Hwy 278 and strategically located between Tuscaloosa, Huntsville, and Birmingham.

AUCTIONEERS NOTE: This handcrafted Craftsman style home was built with care and complete attention to every detail down to the top-tier kitchen appliances. This home lends itself to a myriad of practical uses, from a family retreat to a primary residence for day-to-day life and everything in between. Dempsey Auction is honored to offer this one-of-a-kind luxury lake home at Online Auction. Please do not miss this once-in-a-lifetime opportunity to buy this TROPHY property at the Right Price—Your Price.

PROJECT MANAGER: Lou Dempsey – 770.546.2800 –
ldempsey@dempseyauction.com

OPEN HOUSE: Dempsey Representatives will be on-site Sunday, May 4th and Tuesday, May 13th, from 1:00-4:00 PM. Dempsey Representatives are always available for private showings, please contact our office.

TERMS AND CONDITIONS: 10% Buyer's Premium. 10% down on sale day, balance due at closing. All sales close 30 days from sale date.

BIDDING: The Bidding process will be ONLINE only through our MarkNet Platform. The Bidding Period **BEGINS** Monday, May 5th, and **ENDS** on Wednesday, May 14th at 1:00 PM CT.

SALE SITE: The bidding will be ONLINE ONLY.

CLOSING: Closing to be on or before 30 days from Sale Date.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, inventory catalogs, or further sales information on this auction, call us by name at 800.DEMPSEY (800.336.7739).

Quantity: 1



<https://bids.dempseyauction.com/>