



Room to Breathe.  
Gather. Grow.

Tour This Home:  
[2215SunValleyRoad.com](http://2215SunValleyRoad.com)

# Everyday Living. Elevated.



Average Monthly Utilities	
Alabama Power	\$250
Harpersville Water	\$35
Republic Services Garbage —Quarterly	\$73
Propane—Tank owned outright and included with the sale. Cost is to fill is, which seller's have to do every 12-16 months	\$250

*Peace, privacy,  
and room for what  
matters most.*

## At a Glance

- Fully renovated in 2022 with updated electrical, plumbing, and a new primary suite
- 4 bedrooms | 3 full baths | 2,359± sq ft
- 3 private acres with open space, mature trees, and room to enjoy country living
- One-level living with an easy, functional layout
- Spacious owner's retreat with soaking tub, double vanities, and custom closet storage
- Open-concept kitchen, dining, and living spaces designed for gathering
- Covered front porch, oversized back deck, and large yard made for memory-making
- Detached garage/workshop plus 2-car carport with convenient mudroom entry
- Mini-farm potential for gardens, chickens, hobby farming, or simply more room to live freely

## What Makes This Home Special

This home was designed for real life—easy mornings, family dinners, kids playing in the yard, and quiet evenings on the back deck. With thoughtful updates, open living spaces, and land that gives you room to breathe, it offers the kind of comfort that simply makes life feel better. The usable acreage creates exciting possibilities for gardening, mini-farm living, or simply enjoying the freedom that comes with having space of your own.

*The best of both worlds—peaceful privacy outside. open and welcoming spaces inside.*

# Step Inside



From the moment you arrive, this home feels inviting. The covered front porch sets the tone—quiet, welcoming, and designed for slowing down. Step inside and natural light, open sightlines, and a warm neutral palette immediately create a sense of calm. The dining space connects effortlessly to the heart of the home, making everyday meals, holiday gatherings, and simple moments together feel easy and natural. It's the kind of first impression that makes you want to stay.

# Gather Here



The living room is open, comfortable, and designed for the way life is actually lived. Centered around the fireplace and connected seamlessly to the kitchen and dining spaces, it creates a natural place for people to gather without ever feeling crowded. French doors bring in soft natural light and open to the back deck, extending the living space outdoors and making the home feel connected, welcoming, and easy to enjoy.



*Where conversations last longer, memories are made, and home feels exactly the way it should.*

# The Heart of the Home

The kitchen is where life naturally happens, and this one was designed for exactly that. With ceiling-height cabinetry, quartz countertops, a tile backsplash, and a striking blue island at the center, the space feels both beautiful and functional. Island seating makes



quick breakfasts easy, while the open layout keeps conversations flowing from the kitchen to the dining table and living room beyond. It's a space built for busy mornings, shared meals, and the everyday moments that matter most.

# A Private Retreat

Tucked away for privacy, the owner's suite offers the kind of space that makes home feel different. The spacious bedroom features a beautiful statement wall, a sitting area, and room to truly unwind at the end of the day. Just beyond, the ensuite bath feels like a personal retreat with double vanities, a freestanding soaking tub, separate glass shower, and a custom walk-in closet designed for everyday ease. It's comfortable, peaceful, and thoughtfully made for real life.



# Room to Grow



*Because the best homes don't just fit your life today—they make room for where life is going next.*

The additional bedrooms offer comfort, privacy, and the flexibility every family needs. Whether used for children, guests, a home office, or multi-generational living, each room is thoughtfully placed to feel connected without sacrificing personal space. The ensuite bedroom creates an ideal setup for visitors or older children, while the shared hall bath keeps daily routines simple and practical. It's a layout designed to adapt as life changes and needs grow.





*Where Memories Are Made*



More than a house, this is space to breathe, room to gather, and a place to build memories that last. From peaceful mornings on the front porch to busy evenings around the kitchen island, every part of this home was designed for real life. With open land, one-level living, and spaces that make everyday moments feel easier, 2215 Sun Valley Road offers what buyers are always searching for—a home that simply feels right.



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**TODAY'S HOME** 

*It's always more than just a house*

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All information is deemed accurate, however it is the responsibility of the buyer to satisfy himself/herself on all conditions relating to this property.