LOCKLEAR LIVING
LAND & LUXURY | ERA King Real Estate

Kayla Locklear: 256-375-3348 | Derek Locklear: 256-453-9897 | LocklearLiving.com

PROPERTY SPEC SHEET

2705 Nanyehi Drive | Ohatchee, AL 36271

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PROPERTY OVERVIEW

List Price	$1,250,000
MLS Number	**21452361**
Property Type	Single Family Residence
Total Square Footage	4,569 sq ft (above grade)
Lot Size	8.1 Acres (two lots) — additional peninsula acreage available
Bedrooms	5
Full Bathrooms	3 (an additional full bath in boathouse)
Half Bathrooms	1
Dedicated Office Space	1 Primary level
Stories	Two (Daylight Basement)
HOA	None — $0 monthly fees
Waterfront	Yes — Neely Henry Lake, private slough, 650+ ft frontage
County	Calhoun County, Alabama
School District	Calhoun County Schools
Annual Taxes	$2,360
Parcel / Tax ID	1404190002003002 & 1404190002003001
Tax Zoning	Ohatchee (19)

EXTERIOR & CONSTRUCTION

Foundation	Full daylight basement — poured concrete walls
Roof* **	Brand new as of September 2026****
Back Porch / Deck	Screened porch + covered deck + covered patio

Driveway	Poured Concrete
Waterfront	Private slough — two private boat docks + private boathouse/workshop
Dock Specs	Primary 38’ x 36’ | 2 slips with one lift: sun deck: storage room. Secondary 20’ x 34’ | 1 slip with lift (Elite Motors): storage room
Dock Lighting	Dock lighting is controllable from the main living level & the basement; both docks have power and water supply.
Boathouse/Workshop	2,500 sq ft building — guest suite, full bath, 2 private garages, storage room with garage door, covered patio with outdoor kitchen sink and cabinetry, covered screened-in porch, private dock
Carport RV/Boat Parking	Large carport (30’ x 40’) — RV, tractor & heavy equipment storage

GARAGE & PARKING

Garage Spaces	2 (main level) 2 (Boathouse/Workshop)
Garage Type	Attached & detached
Carport for RV/Boat Parking	Large (30’ x 40’) metal roof-covered carport, located on parcel # 1404190002003001
Driveway Parking	Yes

INTERIOR FINISHES

Flooring	Newly refinished hardwoods, tile, and polished stained concrete
Crown Molding	Yes
Ceiling Height	10 ft+ throughout
Ceiling Features	Cathedral/vaulted, tray ceilings, smooth ceilings
Interior Doors	French doors at the pantry entry
Bay Window	Yes- located in the primary bedroom and one ensuite in the basement
Recessed Lighting	Yes — throughout
Security System	Yes — Arlo, not active
Internet	Yes — Sparklight
Safe Room	Yes — storm cellar / safe room, poured concrete walls

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Office / Study	Yes — main level directly off front door entrance
Workshop (Interior)	Yes — in the basement, it can be used as storage. Was previously used as an additional workshop space
Energy Features	Double-paned windows, ceiling fans, ridge vent

KITCHEN

Countertop Material	Stone- Granite
Island	Yes — with breakfast bar, mindful storage, and eclectic cook-top
Eating Area	Yes — dedicated eating area
Pantry	Yes — walk-in
Cooktop	Electric cooktop (Kenmore Elite)
Oven	Electric — self-cleaning (Kenmore Elite)
Dishwasher	Built-in — replaced 2025 (Whirlpool)
Microwave	Built-in (Kenmore Elite)
Ice Maker	Built-in (Kenmore Elite)
Refrigerator	Yes — replaced 2025 (LG)
Appliance Finish	Stainless steel

PRIMARY SUITE

Primary Bedroom Level	Main level
Walk-in Closet	Yes — his & hers
Bath Layout	His & her sections — separate vanities, linen closet, toilets, and soaking clawfoot tub in “her” side of primary bath. Shared bathroom space between a walk-through tiled shower.
Shower	Walk-through shower accessible from both his & her sides
Split Bedrooms	Yes

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HVAC & MECHANICAL

HVAC Type	Heat pump — central, zoned | TRANE – primary level replaced in 2024 model # TWE036P130B0 | RHEEM – basement level model # RH2TZ6024STANNJ
Fireplaces	2 interior — great room, primary level wood-burning & den in basement; brick, insert, gas logs
Water Heater	Electric
Sewer	Septic - 10,000 gallons serviced 2022
Water Source	In-ground utilities
Smart / Tech	Intercom system, security system, dock lighting control
Generator	Guardian 24 KW
Propane Gas	Buried 500 Gallons
Termite Contract	Cooks Pest Control

WATERFRONT & OUTDOOR AMENITIES

Lake	Neely Henry Lake — private slough
Water Frontage	650+ feet
Boat Docks	Two private docks — one per building
Boathouse/Workshop	Yes — private boathouse
Dock Lighting Control	Can be controlled from the main living level & basement, and the main level of the Boathouse/Workshop
Watercraft Allowed	Motorized boats, skiing, fishing, and swimming
Boat Slip	Yes- 3 total
Screened Porch	Yes- Primary residence and Boathouse/Workshop
Covered Patio / Deck	Yes — covered patio, covered deck,
Storm Shelter	Yes — private, poured concrete walls (basement)

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LAUNDRY

Laundry Locations	Two — main level & basement
Utility Sink	Yes — main level
Hookups	Washer & electric dryer hookup at both locations

SECOND BUILDING — BOATHOUSE/WORKSHOP

Use	Workshop/Guest Suite — currently in use
Sq Ft	2,500 sq ft
HVAC	Window Units & Wood Burning Stove
Guest Suite	Yes — dedicated room
Full Bathroom	Yes
Garage	Yes — 2 private garages with additional storage
Boat Dock 20’ x 34’	Yes — 1 slip with lift (Elite Motors): storage room: power and water
Dock Lighting	Controllable from the main residence
Private Driveway	Yes

BASEMENT

Basement Sq Ft	1,881 sq ft & 807 sq ft unfinished
Style	Full, daylight — finished & unfinished
Construction	Poured concrete walls
Rooms	2 en-suites, bonus room, den/family room, storage/workshop space, additional room previously utilized as a bedroom
Safe Room	Private storm shelter — poured concrete walls
Laundry	Yes — located in the bonus room
Storage	Exceptional storage capacity
Dock Control	All dock & boathouse lighting can be controlled from this level

SCHOOL DISTRICT — CLEBURNE COUNTY SCHOOLS

Elementary School	Ohatchee Elementary — 4.4 mi
Middle School	Ohatchee Middle — 4.4 mi
High School	Ohatchee High — 4.4 mi
Private Options	Donoho Upper School & Faith Christian — ~25 mi

** School ratings sourced from GreatSchools. Always verify enrollment eligibility directly with the school.*

LOCATION & COMMUNITY

Miles to I-59 (Exit 166)	~29 miles
Gadsden, Al	~19 miles
Atlanta, GA	~110 miles
Birmingham, AL	~60 miles
Birmingham-Shuttlesworth International Airport	~57 miles
Hartsfield-Jackson (ATL)	~119 miles
Nearest Hospital	Regional Medical Center - 22.9
Nearest Grocery	Rainbow City Publix — 13.7
River / Lake Access	Neely Henry Lake — private slough on property, boat launch located at Ohatchee Dam 3.5 mi

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