



128 FAIRWINDS, Dadeville, AL 36853 Tallapoosa		09-441 Residential Active \$949,000											
 <p>Provided as a courtesy of Michael Langston ERA Lake Martin Realty - Dadeville 6409 Hwy 49 S Dadeville, AL 36853 Office Phone - (256) 750-5200 24 Hours - (256) 750-5200 mlangston@russellands.com http://michaellangston.com</p>													
High Price: Sell Commission: 2 Terms: Owner: Whitney Bank How To Show: Show Anytime		Contingent Remarks: Other Comm.: Lock Box Number: Owner Phone: Possession: Close of Escrow											
		List Commission: 2 Short Sale: Yes Photo Available: Y Occupant: Owner Listing Type: Exclusive Right To Sell											
Map Zone: 1													
Book Section: Residential Golf Course: N Total Rooms: 16 Total Full Baths: 3 Total SqFt.: 3,830 SqFt. 2: 1,260 Year Built: Stories: 2 Lot Remarks: Unbeivable Flat Lot, with over 300 feet of waterfront. Deep water, incredible views!		Waterfront: Y Condo/Villa: None Total Bedrooms: 5 Total Half Baths: SqFt. Source: SqFt. 3: Style: Lake Home Garage Stall: 2 Lot Acres: 0.61											
		Lake Name: Lake Martin Deeded: Deeded Total Bathrooms: 5 Total 3/4 Baths: 2 SqFt. 1: 2,570 SqFt. 4: Mfd Home: No Garage Remarks: Attached											
Parcel Number: Zoning: Schools: Call Superintendent		Subdivision: Taxes: Area: Tax Year:											
Hot Sheet Comment: price													
Directions: Go north on Centerport Road... right before the S turn... go straight onto Fairwinds. House at the end of the road on right... Legal: Public Remarks: Custom Built Lake home with all the features you have ever wanted in a Lake Home. Stack stone everywhere, outside fireplace on large screen porch. Full covered boat house has 2 covered boat lifts, and 2 additional lifts on the sides. 18X15 floating deck... with underwater framing. MUST SEE This house is being sold un-furnished Private Remarks: Since this a foreclosed property and now the Bank is the owner, I have the forclousre deed, the agreement to purchase and the survey in my office. Please call and I will forward it to you. Thank you													
Waterfront Features: Boat House; Boat Slip; Pier; PWC Lift; Seawall; Waterfront Footage: 300' Foundation: Slab Roof: Architect. Shingle Siding: See Remarks; Stucco Walls Walls: Drywall		Floors: Tile; Wall to Wall Carpet; Wood Floors Fireplace: Number of Fireplaces: 2; Fireplace Descr.: GAS LOG/LIGHTER Utilities/Fuel: Alabama Power; Electric Available; Cable TV; Cable TV Available; Propane Sewage: Septic Water: Walnut Hill Wtr Assn											
		Appliances: Dishwasher; Dryer; Garbage Disposal; Ice Machine; Microwave; Oven (Gas); Range (Gas); Range Hood; Refrigerator; Trash Compactor; Washer; Water Heater (Gas) Heating: Heat Pump Cooling: Heat Pump Exterior: Patio; Screen Porch; Sprinkler; Wooded											
Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Bedroom 1	1		16'	14'8'		SPACIOUS - 2 WALK-IN CLOSETS	Bathroom 1	2		6'8'	4'		3/4 BATH BY LAUNDRY RM
Bedroom 2	1		15'9'	14'6'		COULD BE LIBRARY	Bathroom 1	3		7'3'	5'6'		3/4 BATH BY LIBRARY
Dining Room	1		16'8'	11'11'			Bedroom 2	1		12'6'	13'4'		WITH BALCONY
Great Room	1		21'3'	18'		VAULTED CEILING,	Bedroom 2	2		13'2'	13'8'		WITH WALK-IN CLOSET
							Bedroom 2			14'9'	10'9'		WITH WALK-IN

Kitchen	1	20'5"	14'7.25"	FRENCH DOOR	3			CLOSET
Breakfast Room	1	6'6"	14'7.25"		Bathroom	2	11'2.25' 5'4"	WALK-THRU BETWEEN BDRM 1 & BONUS
Laundry Room	1	17'10.5"	9'5"	WITH UTILITY SINK & STORAGE ROOM	Bathroom	2	11'8" 13'8"	JACK-N-JILL BETWEEN BDRM 2 & 3
Bathroom	1	30'9"	13'7.25"	INCLUDE LG WALK-IN CLOSET	Other	1 2	17'6" 12'4"	BONUS ROOM
Begin Date:	4/13/2009	End Date:	12/31/2009	Days On Market:	197			
List Price:	949,000	Original List Price:	1,295,000	Status Change Date:	4/13/2009			
LA: Michael Langston; (256)750-5200; mlangston@russellands.com				LO: ERA Lake Martin Realty - Dadeville; (256)825-9092; llester@russellands.com				

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Prepared by Michael Langston on Tuesday, October 27, 2009 2:22 PM

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