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|--|--|---|--|
| 1529-E Point Windy, Jacksons Gap, AL 36861 Tallapoosa  |  | 09-1353 Residential Active <b>\$399,000</b>   |  |
|  <p><i>Provided as a courtesy of</i><br/> <b>Michael Langston</b><br/> ERA Lake Martin Realty - Dadeville<br/> 6409 Hwy 49 S<br/> Dadeville, AL 36853<br/> Office Phone - (256) 750-5200<br/> 24 Hours - (256) 750-5200<br/> mlangston@russelllands.com<br/> http://michaellangston.com</p>                               |  |  |  |
| <b>High Price:</b>   |  | <b>Contingent Remarks:</b>  |  |
| <b>Sell Commission:</b> 3  |  | <b>Other Comm.:</b>   | 3  |
| <b>Terms:</b>  |  | <b>Lock Box Number:</b>   | Yes  |
| <b>Owner:</b> Steve Fuller   |  | <b>Owner Phone:</b>   | Y  |
| <b>How To Show:</b> Show Anytime   |  | <b>Possession:</b>  | Vacant                                       |
|  |  |   | <b>Listing Type:</b> Exclusive Right To Sell |
| <b>Map Zone:</b> 4   |  |   |  |
| <b>Book Section:</b> Residential   | <b>Waterfront:</b> Yes   | <b>Lake Name:</b> Lake Martin   |  |
| <b>Golf Course:</b> N  | <b>Condo/Villa:</b> Townhouse  | <b>Deeded:</b> Deeded   |  |
| <b>Total Rooms:</b>  | <b>Total Bedrooms:</b> 3   | <b>Total Bathrooms:</b> 3.50  |  |
| <b>Total Full Baths:</b>   | <b>Total Half Baths:</b>   | <b>Total 3/4 Baths:</b>   |  |
| <b>Total SqFt.:</b>  | <b>SqFt. Source:</b>   | <b>SqFt. 1:</b>   |  |
| <b>SqFt. 2:</b>  | <b>SqFt. 3:</b>  | <b>SqFt. 4:</b>   |  |
| <b>Year Built:</b> 2007  | <b>Style:</b> Townhouse  | <b>Mfd Home:</b> No   |  |
| <b>Stories:</b> 3  | <b>Garage Stall:</b> 1   | <b>Garage Remarks:</b> Attached   |  |
| <b>Lot Remarks:</b> Flat lot with assigned boat slip. Wonderful views.   | <b>Lot Acres:</b>  |   |  |
| <b>Parcel Number:</b>  | <b>Subdivision:</b>  | <b>Area:</b> 4(four) Sandy Creek/Manoy Creek  |  |
| <b>Zoning:</b>   | <b>Taxes:</b>  | <b>Tax Year:</b>  |  |
| <b>Schools:</b> Call Superintendent  |  |   |  |
| <b>Hot Sheet Comment:</b> SHORT SALE   |  |   |  |
| <b>Directions:</b> From 280 turn on Pecker Wood. Follow it till Point Windy Rd on left. About 1 mile on left.  |  |   |  |
| <b>Legal:</b>  |  |   |  |
| <b>Public Remarks:</b> IN SHORT SALE..BRING ALL OFFERS This is a 3br 3.5 ba end unit with 3,300 sq ft of luxury. If you like fun and cheerful colors, you will love the red Wellbourn Cabinetry and sunny walls. Outside amenities include; an extended deck (perfect for sun lovers), floating piers, and a storage room. Seller will include appliances with an acceptable offer. One Year HOME WARRANTY |  |   |  |
| <b>Private Remarks:</b> Lock box on every door   |  |   |  |
| <b>Waterfront Features:</b> Boat Slip  | <b>Floors:</b> Wood Floors   | <b>Heating:</b> Heat Pump   |  |
| <b>Foundation:</b> Basement  | <b>Utilities/Fuel:</b> Alabama Power; Cable TV   | <b>Cooling:</b> Heat Pump   |  |
| <b>Roof:</b> Architect. Shingle  | <b>Sewage:</b> Community Sewer   | <b>Exterior:</b> Covered Deck; Covered Patio; Patio; Porch                          |  |
| <b>Siding:</b> Hardi-plank   | <b>Water:</b> Jackson Gap Wtr Assn   | <b>Miscellaneous:</b> Fees: Call agent; Restrictions: Call agent                    |  |
| <b>Walls:</b> Drywall; Wood  | <b>Appliances:</b> Dishwasher; Garbage Disposal; Microwave; Oven (Elec); Range (Elec); Refrigerator; Water Heater (Elec) |   |  |
| <b>Begin Date:</b> 10/8/2009   | <b>End Date:</b> 12/31/2010  | <b>Days On Market:</b> 177  |  |
| <b>List Price:</b> 399,000   | <b>Original List Price:</b> 399,000  | <b>Status Change Date:</b> 1/31/2010  |  |
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Prepared by Michael Langston on Saturday, April 03, 2010 4:58 PM

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