



19 Lithia, Dadeville, AL 36853 Tallapoosa		09-1137 Residential Active \$1,295,000	
 <p><i>Provided as a courtesy of</i> 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@russelllands.com http://michaellangston.com</p>			
High Price:		Contingent Remarks:	
Sell Commission: 3/2		Other Comm.:	
Terms:		Lock Box Number:	
Owner: Craig and Rita Kollars		Owner Phone:	
How To Show: Call 1st, Go		Possession:	
		List Commission: 3/2	
		Short Sale: No	
		Photo Available: Y	
		Occupant: Weekends	
		Listing Type: Exclusive Right To Sell	
Map Zone:			
Book Section: Residential	Waterfront: Y	Lake Name: Lake Martin	
Golf Course: N	Condo/Villa: None	Deeded: Deeded	
Total Rooms:	Total Bedrooms: 4	Total Bathrooms: 3.50	
Total Full Baths: 3	Total Half Baths: 1	Total 3/4 Baths:	
Total SqFt.:	SqFt. Source:	SqFt. 1:	
SqFt. 2:	SqFt. 3:	SqFt. 4:	
Year Built: 2006	Style: Lake Home	Mfd Home: No	
Stories: 2	Garage Stall: 2	Garage Remarks: Attached	
Lot Remarks: Great gentle sloping lot, east facing..With deep water!	Lot Acres:		
Parcel Number:	Subdivision: Emerald Shores	Area:	
Zoning:	Taxes:	Tax Year:	
Schools: Call Superintendent			
Hot Sheet Comment: new			
Directions: Off Hwy 34, take win blu to the left just past Popular Dog. Go to stop sign take left..Take your next right. Follow until you see the Emerald Shores Entrance on your left..follow it to Lithia on left			
Legal:			
Public Remarks: Wonderfully design custom lake home. All bedrooms face the water, Pella Windows and Doors, Summer Kitchen, Two Fireplaces, all the upgrades and all located in Emerald Shores on a wonderfully landscaped lot! Great east view, with concrete seawall and nice sandy basin. Must see!			
Private Remarks: Alarm code 2121 in master Bedroom			
Waterfront Features: Pier; Seawall	Floors: Partial Carpet; Tile; Wood Floors	Heating: Heat Pump	
Foundation: Basement	Fireplace: Number of Fireplaces: 2	Cooling: Heat Pump	
Roof: Architect. Shingle	Utilities/Fuel: Alabama Power	Exterior: Covered Deck; Covered Patio;	
Siding: Hardi-plank	Sewage: Septic	Gutters; Shrubs; Wooded	
Walls: Drywall	Appliances: Dishwasher; Dryer; Microwave; Oven (Elec); Refrigerator; Washer	Miscellaneous: Fees: HOA; Restrictions	
Begin Date: 9/2/2009	End Date: 9/1/2010	Days On Market: 73	
List Price: 1,295,000	Original List Price: 1,295,000	Status Change Date: 9/2/2009	
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Prepared by Michael Langston on Saturday, November 14, 2009 7:34 AM

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