

2036 River Oaks, Jacksons Gap, AL 36861 Tallapoosa		08-1527 Residential Active \$1,195,000	
 <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:		Contingent Remarks:	
Sell Commission: 3/2		Other Comm.:	
Terms:		Lock Box Number: 524213	
Owner: David McEldoon		Owner Phone:	
How To Show: Call Listing Agent		Possession:	
List Commission: 3/2		Short Sale: No	
		Photo Available: Y	
		Occupant: Owner	
		Listing Type: Exclusive Right To Sell	
Map Zone: 5			
Book Section: Residential		Waterfront: Y	Lake Name: Lake Martin
Golf Course: N		Condo/Villa: None	Deeded: Deeded
Total Rooms:		Total Bedrooms: 6	Total Bathrooms: 6
Total Full Baths: 5		Total Half Baths: 1	Total 3/4 Baths:
Total SqFt.:		SqFt. Source:	SqFt. 1:
SqFt. 2:		SqFt. 3:	SqFt. 4:
Year Built:		Style: Lake Home	Mfd Home: No
Stories: 2		Garage Stall: 2	Garage Remarks: Attached
Lot Remarks: Incredible waterfront lot. The lot is over 1 acre in size and has over 200 Ft in water frontage. Deep Water, Great View!		Lot Acres:	
Parcel Number:		Subdivision: River Oaks	Area:
Zoning: Single Family		Taxes:	Tax Year:
Schools: Call Superintendent			
Hot Sheet Comment: price			
Directions: Follow River Oak Drive... House is almost at the end of the road. Home is on the right side of the road and has a mailbox and a circular driveway.			
Legal:			
Public Remarks: One of the finest homes in River Oaks is on the market and priced to sell! This lake home has three oversized Master Bedrooms, full summer kitchen on the terrace level, a huge game room for football, pool, cards and just hanging out. Both living areas have fireplaces, upstairs there is an open air deck and a great screen porch. Downstairs has a covered patio. Boat Ramp, Concrete seawall! Must see			
Private Remarks: Lock box is on the water faucet on the left hand side of the street side door!			
Waterfront Features: Boat Ramp; Boat Slip; Pier; PWC Lift; Seawall; Waterfront Footage: 200 plus	Floors: Partial Carpet; Tile; Wood Floors	Appliances: Dishwasher; Dryer; Garbage Disposal; Ice Machine; Microwave; Oven (Elec); Range (Elec); Range Hood; Refrigerator; Washer; Water Heater (Elec)	
Foundation: Basement; Slab	Fireplace: Number of Fireplaces: 2	Heating: Heat Pump	
Roof: Architect. Shingle	Utilities/Fuel: Alabama Power; City Utilities; Cable TV; Propane	Cooling: Heat Pump	
Siding: Brick; Hardi-plank; Masonry; Other	Sewage: Septic	Exterior: Covered Deck; Covered Patio; Deck; Gutters; Patio; Porch; Screen Porch; Shrubs; Sprinkler; Wooded	
Walls: Drywall; Plaster	Water: Jackson Gap Wtr Assn	Miscellaneous: Fees; Restrictions	
Begin Date: 10/27/2008	End Date: 10/27/2009	Days On Market: 201	
List Price: 1,195,000	Original List Price: 1,295,000	Status Change Date: 10/27/2008	
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Prepared by Michael Langston on Saturday, May 16, 2009 1:42 PM

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