

212 Seminole Trail, Dadeville, AL 36853 Tallapoosa		10-310 Residential Active \$520,000	
 <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		Other Comm.:	
Terms:		Lock Box Number: 00522594	
Owner: Roch DeGolian		Owner Phone:	
How To Show: Call 1st, Go		Possession:	
		List Commission: 3	
		Short Sale: No	
		Photo Available: Y	
		Occupant: Rarely	
		Listing Type: Exclusive Right To Sell	
Map Zone: 1			
Book Section: Residential	Waterfront: Yes	Lake Name: Lake Martin	
Golf Course: N	Condo/Villa: None	Deeded: Deeded	
Total Rooms:	Total Bedrooms: 4	Total Bathrooms: 3	
Total Full Baths:	Total Half Baths:	Total 3/4 Baths:	
Total SqFt.:	SqFt. Source:	SqFt. 1:	
SqFt. 2:	SqFt. 3:	SqFt. 4:	
Year Built: 1985	Style: Lake Home	Mfd Home: No	
Stories: 1	Garage Stall: 1	Garage Remarks: Carport	
Lot Remarks: Level lot with over 200 ft of shoreline facing East. Wooden seawall, 2 stationary docks, 1 floating dock, & 1 covered dk	Lot Acres:		
Parcel Number:	Subdivision:	Area:	
Zoning:	Taxes:	Tax Year:	
Schools: Call Superintendent			
Hot Sheet Comment: new			
Directions: Take HWY 50 S, take a right on Centerport Road, travel about 2 mi. Take a right on Seminole Trail, and follow signs.			
Legal:			
Public Remarks: Incredible Lake Home! Located close to Chuck's Marina. Four docks with Trek Decking. Incredible greatroom with views from everywhere. Kitchen with new appliances. Greatroom has new floor. House needs to be re-painted, and screen porches re-screened. This home is what lake living is all about!!			
Private Remarks: Home to be re-painted and screen porch re-screened by April 30.			
Waterfront Features: Boat House; Boat Ramp; Boat Slip; Pier; PWC Lift; Seawall; Waterfront Footage: 200 Ft	Floors: Partial Carpet; Wood Floors; Laminate	Appliances: Dishwasher; Dryer; Oven (Elec); Range (Elec); Refrigerator; Washer; Water Heater (Elec)	
Foundation: Crawl Space	Utilities/Fuel: Alabama Power; Cable TV	Heating: Heat Pump	
Roof: Architect. Shingle	Sewage: Septic	Cooling: Heat Pump	
Siding: Wood Siding	Water: Walnut Hill Wtr Assn	Exterior: Covered Deck; Covered Patio; Deck; Gutters; Porch; Screen Porch; Shrubs; Wooded	
Walls: Drywall; Paneling; Wood			
Begin Date: 3/7/2010	End Date: 12/30/2010	Days On Market: 1	
List Price: 520,000	Original List Price: 520,000	Status Change Date: 3/7/2010	
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Prepared by Michael Langston on Monday, March 08, 2010 9:35 AM

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