



212 Seminole Trail Dadeville, AL 36853		10-310 Residential Active \$425,000	
 <p>Provided as a courtesy of  <b>Michael Langston</b>  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>			
<b>High Price:</b>		<b>Contingent Remarks:</b>	
<b>Sell Commission:</b> 3		<b>Other Comm.:</b>	
<b>Terms:</b>		<b>Lock Box Number:</b> 00522594	
<b>Owner:</b> Roch DeGolian		<b>Owner Phone:</b>	
<b>How To Show:</b> Call 1st, Go		<b>Possession:</b>	
<b>List Commission:</b> 3		<b>Short Sale:</b> No	
		<b>Photo Available:</b> Y	
		<b>Occupant:</b> Rarely	
		<b>Listing Type:</b> Exclusive Right To Sell	
<b>County:</b> Tallapoosa		<b>Map Zone:</b> 1	
<b>Book Section:</b> Residential		<b>Waterfront:</b> Yes	
<b>Golf Course:</b> N		<b>Condo/Villa:</b> None	
<b>Total Rooms:</b>		<b>Total Bedrooms:</b> 4	
<b>Total Full Baths:</b>		<b>Total Half Baths:</b>	
<b>Total SqFt.:</b>		<b>SqFt. Source:</b>	
<b>SqFt. 2:</b>		<b>SqFt. 3:</b>	
<b>Year Built:</b> 1985		<b>Style:</b> Lake Home	
<b>Stories:</b> 1		<b>Garage Stall:</b> 1	
<b>Lot Remarks:</b> Level lot with over 200 ft of shoreline facing East. Wooden seawall, 2 stationary docks, 1 floating dock, & 1 covered dk		<b>Lot Acres:</b>	
<b>Parcel Number:</b>		<b>Subdivision:</b>	1(one) Turner Rd/Overlook
<b>Zoning:</b>		<b>Taxes:</b>	
<b>Schools:</b> Call Superintendent		<b>Tax Year:</b>	
<b>Hot Sheet Comment:</b> price			
<b>Legal:</b>			
<b>Directions:</b> Take HWY 50 S, take a right on Centerport Road, travel about 2 mi. Take a right on Seminole Trail, and follow signs.			
<b>Public Remarks:</b> 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. A bit of TLC and this is the Ultimate lake home, all for under 500K!			
<b>Private Remarks:</b>			
<b>Waterfront Features:</b> Boat House; Boat Ramp; Boat Slip; Pier; PWC Lift; Seawall; Waterfront Footage: 200 Ft	<b>Floors:</b> Partial Carpet; Wood Floors; Laminate	<b>Appliances:</b> Dishwasher; Dryer; Oven (Elec); Range (Elec); Refrigerator; Washer; Water Heater (Elec)	
<b>Foundation:</b> Crawl Space	<b>Utilities/Fuel:</b> Alabama Power; Cable TV	<b>Heating:</b> Heat Pump	
<b>Roof:</b> Architect. Shingle	<b>Sewage:</b> Septic	<b>Cooling:</b> Heat Pump	
<b>Siding:</b> Wood Siding	<b>Water:</b> Walnut Hill Wtr Assn	<b>Exterior:</b> Covered Deck; Covered Patio; Deck; Gutters; Porch; Screen Porch; Shrubs; Wooded	
<b>Walls:</b> Drywall; Paneling; Wood			
<b>Begin Date:</b> 03/07/2010	<b>End Date:</b> 08/31/2011	<b>Days On Market:</b> 456	
<b>List Price:</b> 425,000	<b>Original List Price:</b> 520,000	<b>Status Change Date:</b> 03/07/2010	
<b>LA:</b> Michael Langston; (256)750-5200; mlangston@russelllands.com		<b>LO:</b> ERA Lake Martin Realty - Dadeville; (256)825-9092; lsellers@russelllands.com	

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Prepared by Michael Langston on Monday, June 06, 2011 1:12 PM

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