

267 COTTAGE Court Dadeville, AL 36853		10-1375 Residential Active \$350,000	
 <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%	Other Comm.:	
Terms:		Lock Box Number:	
Owner:	Macco, llc	Owner Phone:	
How To Show:	Show Anytime	Possession:	
List Commission:	3%	Short Sale:	No
Photo Available:	Y	Occupant:	Vacant
Listing Type:		Exclusive Right To Sell:	
County:	Tallapoosa	Map Zone:	1
Book Section:	Residential	Waterfront:	Yes
Golf Course:	N	Condo/Villa:	None
Total Rooms:		Total Bedrooms:	4
Total Full Baths:	3	Total Half Baths:	1
Total SqFt.:	3,480	SqFt. Source:	
SqFt. 2:	1,080	SqFt. 3:	825
Year Built:	2008	Style:	Lake Home
Stories:	2	Garage Stall:	0
Lot Remarks:	Huge, beautiful, wooded lot	Lot Acres:	1.10
Parcel Number:		Subdivision:	Marina Marin Estates
Zoning:		Area:	1(one) Turner Rd/Overlook
Schools:	Call Superintendent	Taxes:	
Tax Year:			
Hot Sheet Comment: new			
Directions: From hwy 49S, right on 50 approx 3.9 miles to a right on Overlook, Right on McCarty, Left on Old Tree, right on Marina Marin, Right on Cottage Court..last house on left			
Legal:			
Public Remarks: 3485+/- under roof in this fabulous new construction home in Marina Marin, lots of Living space. This beautiful home is nestled on a huge 1.1 acre lot and offers large rooms, and great wrap around porch. Pathways from the home lead to a concrete seawall and flagstone patio at Lake Martin's edge!			
Private Remarks: Lockbox beside Roadside door, combo is 1111			
Waterfront Features: Boat Ramp; Seawall; Waterfront Footage: 61+/-	Floors: Tile; Wall to Wall Carpet; Wood Floors	Appliances: Dishwasher; Microwave; Oven (Elec); Range (Elec); Refrigerator; Water Heater (Elec)	
Foundation: Crawl Space	Fireplace: Number of Fireplaces: 1	Heating: Central (Elec)	
Roof: Architect. Shingle	Utilities/Fuel: Alabama Power	Cooling: Central (Elec)	
Siding: Hardi-plank	Sewage: Septic	Exterior: Covered Deck; Gutters; Porch; Shrubs; Wooded	
Walls: Drywall	Water: Walnut Hill Wtr Assn	Miscellaneous: Fees: 350 per year; Restrictions: c & r	
Begin Date:	11/01/2010	End Date:	11/01/2011
List Price:	350,000	Original List Price:	350,000
		Days On Market:	8
		Status Change Date:	11/09/2010
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Prepared by Michael Langston on Tuesday, November 09, 2010 5:16 PM

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