

32 POINT Circle Dadeville, AL 36853		10-1370 Residential Active \$499,000					
 <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: M.THOMAS		Owner Phone:					
How To Show: 24 Hour Notice		Possession: Negotiable					
List Commission: 3%		Short Sale: No					
		Photo Available: Y					
		Occupant: Rarely					
		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: 3					
Total Full Baths: 2		Total Half Baths: 1					
Total SqFt.:		SqFt. Source:					
SqFt. 2:		SqFt. 3:					
Year Built: 2008		Style: Lake Home					
Stories: 2		Garage Stall: 0					
Lot Remarks: gentle slope with stone path to water front amenities		Lot Acres: 0.32					
Parcel Number:		Subdivision: The Village					
Zoning: Neighborhood Com		Area: 1(one) Turner Rd/Overlook					
Schools: Call Superintendent		Taxes:					
Tax Year:							
Hot Sheet Comment: price							
Legal:							
Directions: from 49S, Right on Hwy 50, 3.9 miles to Right on Overlook, Right on McCarty, Left on Old Tree, Right into the Village, to Point Circle							
Public Remarks: Great Cottage in the Wonderful Village Development. Upgrades throughout including stacked stone fireplace, granite countertops, stainless steel appliances, hardwood floors and ceilings, and a great screened in porch! Wonderful lakeside entertaining area and of course access to all the Village Amenities!							
Private Remarks: Owners rarely on site, but please call listing agent before showing. Lockbox on door and the combo is SPI							
Waterfront Features: Boat Slip; Pier; Seawall; Waterfront Footage: 144		Floors: Wood Floors					
Foundation: Basement; Slab		Fireplace: Number of Fireplaces: 1					
Roof: Architect. Shingle		Utilities/Fuel: Alabama Power; City Utilities					
Siding: Hardi-plank		Sewage: Community Sewer					
Walls: Drywall		Water: Walnut Hill Wtr Assn					
		Appliances: Dishwasher; Freezer; Garbage Disposal; Microwave; Oven (Elec); Range (Elec); Refrigerator					
		Heating: Central (Elec)					
		Cooling: Attic Fan; Central (Elec)					
		Exterior: Covered Patio; Screen Porch; Shrubs; Wooded					
		Miscellaneous: Fees: \$140/month; Restrictions: C & R's					
Room Name	Room Level	No. of Rooms	Length Width Area Room Remarks	Room Name	Room Level	No. of Rooms	Length Width Area Room Remarks
Great Room	1			Bedroom 2	B		
Dining Room	1			Bedroom 3	B		
Kitchen	1			Laundry Room	B		
Bedroom 1	1			Bathroom 2	B		
Bathroom 1	1			Other 1	1		Half bath
Den	B						
Begin Date: 11/01/2010		End Date: 11/01/2011		Days On Market: 202			

List Price: 499,000	Original List Price: 569,500	Status Change Date: 11/08/2010
LA: Michael Langston; (256)750-5200; mlangston@russellands.com	LO: ERA Lake Martin Realty - Dadeville; (256)825-9092; llester@russellands.com	

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Prepared by Michael Langston on Sunday, May 22, 2011 11:32 AM

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