

3509 Bay Pine, Alexander City, AL 36861 Tallapoosa		09-1483 Residential Active \$749,000	
 <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: 3/2		Other Comm.:	
Terms:		Lock Box Number:	
Owner: Anthony Campbell		Owner Phone:	
How To Show: Show Anytime		Possession:	
		List Commission: 3/2	
		Short Sale: No	
		Photo Available: Y	
		Occupant: Rarely	
		Listing Type: Exclusive Right To Sell	
Map Zone: 5			
Book Section: Residential		Waterfront: Y	
Golf Course: N		Condo/Villa: None	
Total Rooms:		Total Bedrooms: 5	
Total Full Baths:		Total Half Baths:	
Total SqFt.:		SqFt. Source:	
SqFt. 2:		SqFt. 3:	
Year Built: 1990		Style: Lake Home	
Stories: 2		Garage Stall: 0	
Lot Remarks: Two Lake Homes on 225 feet of waterfront. Wooden Boardwalk, seawall, long long water view. Boat storage, long view!		Lot Acres:	
Lake Name: Lake Martin		Deeded: Deeded	
Total Bathrooms: 4		Total 3/4 Baths:	
SqFt. 1:		SqFt. 4:	
SqFt. 2:		Mfd Home: No	
Year Built:		Garage Remarks: No Garage	
Stories:			
Lot Remarks:			
Parcel Number:		Subdivision:	
Zoning:		Taxes:	
Schools: Call Superintendent		Area:	
		Tax Year:	
Hot Sheet Comment: new			
Directions: From Hwy 280, turn onto Peckerwood, then travel until you see the Bay Pines Marina on your left, go up the hill the two homes are the properties that is listed.			
Legal:			
Public Remarks: 2 LAKE HOMES FOR THE PRICE OF ONE!! This Lake Property has a great main Lake Home and then seperatly, it has a waterfront guest house that has proven to be GREAT for rentals! The main lake home has been upgraded with granite, rock fireplace, berber carpet and much more. This property offers a long quiet view of Lake Martin! Main home has 3 BR's and 2.5 baths. Boat storage for two on rails! MUST SEE			
Private Remarks: Realtors, lock box is on the main house at the bottom level side door. It has the key to both homes. The key to the main home opens the boat storage under the guest/rental house. Seller will share rental records with good prospects. It is impressive.			
Waterfront Features: Boat House; Boat Slip; Pier; PWC Lift; Seawall; Waterfront Footage: 225	Floors: Partial Carpet; Tile; Wood Floors	Appliances: Dishwasher; Ice Machine; Microwave; Oven (Elec); Range (Elec); Refrigerator; Washer; Water Heater (Elec)	
Foundation: Combo; Slab	Fireplace: Number of Fireplaces: 1; Fireplace Descr.: Rock	Heating: Heat Pump	
Roof: Architect. Shingle	Utilities/Fuel: Alabama Power; Cable TV	Cooling: Heat Pump	
Siding: Masonite Siding	Sewage: Septic	Exterior: Covered Deck; Covered Patio; Deck; Gutters; Patio; Porch; Shrubs; Sprinkler	
Walls: Drywall	Water: Jackson Gap Wtr Assn		
Begin Date: 11/23/2009	End Date: 11/23/2010	Days On Market: 0	
List Price: 749,000	Original List Price: 749,000	Status Change Date: 11/23/2009	
LA: Michael Langston; (256)750-5200; mlangston@russelllands.com		LO: ERA Lake Martin Realty - Dadeville; (256)825-9092; llester@russelllands.com	

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Prepared by Michael Langston on Monday, November 23, 2009 2:42 PM

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