



4B Ledges, Alexander City, AL 35010 Elmore		08-1474 Residential Active \$675,000	
 <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:	526771
Owner:	Ken and Linda Thompson	Owner Phone:	
How To Show:	Call 1st, Go	Possession:	
		List Commission:	3/2
		Short Sale:	No
		Photo Available:	Y
		Occupant:	Owner
		Listing Type:	Exclusive Right To Sell
Map Zone:			
Book Section:	Residential	Waterfront:	Yes
Golf Course:	N	Condo/Villa:	Townhouse
Total Rooms:		Total Bedrooms:	5
Total Full Baths:	5	Total Half Baths:	1
Total SqFt.:		SqFt. Source:	
SqFt. 2:		SqFt. 3:	
Year Built:	2007	Style:	Lake Home
Stories:	3	Garage Stall:	1
Lot Remarks:	Wonderfully Landscaped Community inside the gates of The Ridge	Lot Acres:	
Lake Name:	Lake Martin	Deeded:	Other
Total Bathrooms:	6	Total 3/4 Baths:	
SqFt. 1:		SqFt. 4:	
Mfd Home:	No	Garage Remarks:	Attached
Parcel Number:		Subdivision:	Ledges
Zoning:		Area:	9(nine) The Ridge/Windermere
Schools:	Call Superintendent	Taxes:	
Tax Year:			
Hot Sheet Comment: price			
Directions: Go into the Ridge Gate, follow North Ridge to you see the turn to the right to The Ledges. stay right as you go thru circle, the Bld 4 is the 3rd BLD on the left.. the unit is the 2 unit from the right			
Legal:			
Public Remarks: Priced reduced to sell! You must see this 5 bedroom home, with wonderful lake views, year round water slip, access to all the ammeitnies in The Ridge. Upgrades in every area of the home, no maintenance community for care free lake living! Home is being sold unfurnished. Sales price does include two barely used red waverunners!			
Private Remarks:			
Waterfront Features: Boat Slip; Seawall	Floors: Partial Carpet; Tile; Wood Floors	Appliances: Dishwasher; Dryer; Ice Machine; Microwave; Oven (Elec); Range (Elec); Refrigerator; Washer; Water Heater (Elec)	
Foundation: Basement	Fireplace: Number of Fireplaces: 1; Fireplace Descr.: ventless	Heating: Heat Pump	
Roof: Architect. Shingle	Utilities/Fuel: Alabama Power; City Utilities; Cable TV; Propane	Cooling: Heat Pump	
Siding: Hardi-plank	Sewage: Community Sewer	Exterior: Covered Deck; Covered Patio; Deck; Gutters; Patio; Porch; Shrubs; Sprinkler; Wooded	
Walls: Drywall; Wood	Water: Central Elmore Cty	Miscellaneous: Fees; Restrictions	
Begin Date:	10/8/2008	End Date:	8/31/2010
List Price:	675,000	Original List Price:	945,000
		Days On Market:	456
		Status Change Date:	10/8/2008
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Prepared by Michael Langston on Thursday, January 07, 2010 4:42 PM

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