

531 Warrior, Dadeville, AL 36853 Tallapoosa

10-831 Residential Active \$399,000



Provided as a courtesy of

Michael Langston

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|-------------------------|----------------|----------------------------|--|-------------------------|-------------------------|
| High Price: | | Contingent Remarks: | | List Commission: | 3 |
| Sell Commission: | 3 | Other Comm.: | | Short Sale: | No |
| Terms: | | Lock Box Number: | | Photo Available: | Y |
| Owner: | Jane Tierce | Owner Phone: | | Occupant: | Owner |
| How To Show: | 24 Hour Notice | Possession: | | Listing Type: | Exclusive Right To Sell |

Map Zone: 1

| | | | | | |
|--------------------------|--|--------------------------|-------------------|-------------------------|-------------|
| Book Section: | Residential | Waterfront: | Yes | Lake Name: | Lake Martin |
| Golf Course: | N | Condo/Villa: | None | Deeded: | Deeded |
| Total Rooms: | | Total Bedrooms: | 10 | Total Bathrooms: | 6 |
| Total Full Baths: | 6 | Total Half Baths: | | Total 3/4 Baths: | |
| Total SqFt.: | | SqFt. Source: | | SqFt. 1: | |
| SqFt. 2: | | SqFt. 3: | | SqFt. 4: | |
| Year Built: | 1982 | Style: | Lake Home | Mfd Home: | No |
| Stories: | 3 | Garage Stall: | 0 | Garage Remarks: | No Garage |
| Lot Remarks: | Slope/Hill to lake. Level street side. 125 x 250 | | Lot Acres: | | |

| | | | | | |
|-----------------------|---------------------------|---------------------|-------|------------------|--|
| Parcel Number: | 62-20-05-21-0-001-003.000 | Subdivision: | | Area: | |
| Zoning: | | Taxes: | 1,357 | Tax Year: | |
| Schools: | Call Superintendent | | | | |

Hot Sheet Comment: new

Directions: From 50 & 49, proceed on 50 towards Martin Dam for 3.9 miles, veer right on Scenic Overlook (W 90) & first right on Squaw, turn right on Arrowhead, left on Warrior. House on end of road.

Legal:

Public Remarks: Looking for SIZE & rental income? this home, in same family for many years has been added on multiple times. Under 1 roof (different levels) are 3 homes. "Main house" 3 bedrooms, 2 baths, "second level," 4 bedrooms, 2 full baths. Lower "unit" has 3 bedrooms, 2 baths. Each with own kitchen and laundry. Multiple decks, covered dock, plenty of room for large families or use for rental property.

Private Remarks: 3 "units" under 1 roof. 3 levels. 3 separate "units" two units are accessible to each other from inside. Per appraisal, 3147+/- Sq.ft. for upper 2 "units" - decks & porches 1596+/-

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|---|--|--|
| Waterfront Features: Pier; Waterfront Footage: 125+/- | Floors: Other; Partial Carpet; Tile; Vinyl | Appliances: Oven (Elec); Range (Elec); Refrigerator; Water Heater (Elec) |
| Foundation: Basement; Combo; Crawl Space | Utilities/Fuel: Alabama Power; Cable TV; Propane | Heating: Central (Elec) |
| Siding: Wood Siding | Sewage: Septic | Cooling: Central (Elec); Window Unit |
| Walls: Drywall | Water: Walnut Hill Wtr Assn | Exterior: Deck; Porch; Screen Porch; Shrubs; Wooded |

| | | | | | |
|--------------------|-----------|-----------------------------|------------|----------------------------|-----------|
| Begin Date: | 6/18/2010 | End Date: | 12/31/2010 | Days On Market: | 31 |
| List Price: | 399,000 | Original List Price: | 399,000 | Status Change Date: | 6/18/2010 |

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Prepared by Michael Langston on Monday, July 19, 2010 2:19 PM

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