

540 Bo Road, Dadeville, AL 36853 Tallapoosa		10-70 Residential Active \$429,000	
 <p><i>Provided as a courtesy of</i> Michael Langston ERA Lake Martin Realty - Dadeville Fax #: (256)825-9093 24 Hours: (256)750-5200 Office Phone: (256)750-5200 6409 Hwy 49 S Dadeville, AL 36853 mlangston@russellands.com http://michaellangston.com</p>			
High Price:		Contingent Remarks:	
Sell Commission:	3	Other Comm.:	
Terms:		Lock Box Number:	
Owner:	Rick and Wendy Howell	Owner Phone:	
How To Show:	Call 1st, Go	Possession:	Close of Escrow
		List Commission:	3
		Short Sale:	No
		Photo Available:	Y
		Occupant:	Vacant
		Listing Type:	Exclusive Right To Sell
Map Zone:			
Book Section:	Residential	Waterfront:	Yes
Golf Course:	N	Condo/Villa:	None
Total Rooms:		Total Bedrooms:	3
Total Full Baths:	2	Total Half Baths:	
Total SqFt.:	1,600	SqFt. Source:	
SqFt. 2:	490	SqFt. 3:	
Year Built:	2001	Style:	Lake Home
Stories:	2	Garage Stall:	0
Lot Remarks:		Lot Acres:	
Lake Name:	Lake Martin	Deeded:	Leased
Total Bathrooms:	2	Total 3/4 Baths:	
SqFt. 1:	1,110	SqFt. 4:	
Mfd Home:	No	Garage Remarks:	Parking Space
Parcel Number:		Subdivision:	
Area:		Taxes:	
Zoning:	Residential Single	Tax Year:	3(three) Pace's Peninsula
Schools:	Call Superintendent		
Hot Sheet Comment: new			
Directions: County Road 34 west. Left on Bo Road. Second driveway on the right.			
Legal:			
Public Remarks: This adorable three bedroom three bathroom lake cabin has many amenities to mention! Vaulted ceilings, laminate flooring in the great room, beautiful stone fireplace, carpet in bedrooms! Amazing decks with a screened in porch overlooking the lake! The boat house features a boat lift with a party deck over head and also has it's own boat ramp! Other features include fire pit and sprinkler system!			
Private Remarks:			
Waterfront Features:	Boat House; Boat Ramp; Boat Slip; Pier; Seawall; Waterfront Footage: 155' appx.	Floors:	Partial Carpet; Tile; Laminate
Foundation:	Crawl Space	Fireplace:	Number of Fireplaces: 1
Roof:	Architect. Shingle	Utilities/Fuel:	Alabama Power
Siding:	Vinyl Siding	Sewage:	Septic
Walls:	Drywall	Water:	Walnut Hill Wtr Assn
Appliances:	Dishwasher; Microwave; Oven (Elec); Refrigerator; Water Heater (Elec)	Heating:	Heat Pump
Cooling:	Heat Pump	Exterior:	Covered Deck; Deck; Porch; Screen Porch; Shrubs; Wooded
Miscellaneous:	Fees: 125.00 Fire fee; Restrictions: APC Lease		
Begin Date:	1/20/2010	End Date:	6/20/2010
List Price:	429,000	Original List Price:	429,000
Days On Market:	0	Status Change Date:	1/20/2010
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 Wednesday, January 20, 2010 5:55 PM

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