

555 Dead Timbers Road Dadeville, AL 36853		10-521 Residential Active \$499,000	
 <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	Other Comm.:	
Terms:		Lock Box Number:	
Owner:	Frank and Linda Futch	Owner Phone:	
How To Show:	Call Listing Agent	Possession:	
List Commission:	3	Short Sale:	No
Photo Available:	Y	Occupant:	Owner
Listing Type:	Exclusive Right To Sell		
County:	Tallapoosa	Map Zone:	3
Book Section:	Residential	Waterfront:	Yes
Golf Course:	N	Condo/Villa:	None
Total Rooms:		Total Bedrooms:	3
Total Full Baths:		Total Half Baths:	
Total SqFt.:		SqFt. Source:	
SqFt. 2:		SqFt. 3:	
Year Built:	2008	Style:	Lake Home
Stories:	2	Garage Stall:	2
Lot Remarks:	Wonderful wooded lot with deep water and rolling landscaping with 104 feet of waterfront.	Lot Acres:	
Lake Name:	Lake Martin	Deeded:	Deeded
Total Bathrooms:	3	Total 3/4 Baths:	
SqFt. 1:		SqFt. 4:	
Mfd Home:	No	Garage Remarks:	Parking Pad
Parcel Number:		Subdivision:	
Area:		Tax Year:	3(three) Pace's Peninsula
Zoning:		Taxes:	
Schools:	Call Superintendent		
Hot Sheet Comment: price			
Legal:			
Directions: Take Hwy 34 toward Pleasure Point. Take a left of Dead Timbers Road, stay left at the Y in the road. Look for signs on left hand side of the road.			
Public Remarks: It's all about the details. This 2400+- square foot lake home has incredible craftsmanship that everyone strives to have in their home. From using 2x6 on the framing, Pella Builder Windows, Extra Installation. Features a Mendota Direct Vent Fireplace, Hickory Cabinets thru out the house, GE Gold Series appliances, surround sound, ceiling fans in every room and on the decks. Much Much More!!!			
Private Remarks: This owners are full time residents, please give as much time as possible for showings!			
Waterfront Features: Boat Slip; Pier; Seawall; Waterfront Footage: 104	Floors: Partial Carpet; Tile; Wood Floors	Appliances: Dishwasher; Dryer; Garbage Disposal; Microwave; Oven (Elec); Range (Elec); Range Hood; Refrigerator; Washer; Water Heater (Elec)	
Foundation: Basement; Slab	Fireplace: Number of Fireplaces: 1; Fireplace Descr.: Mendota Direct Vent	Heating: Heat Pump	
Roof: Architect. Shingle	Utilities/Fuel: Alabama Power; Cable TV; Propane	Cooling: Heat Pump	
Siding: Hardi-plank	Sewage: Septic	Exterior: Covered Deck; Covered Patio; Deck; Gutters; Patio; Porch; Screen Porch; Shrubs; Sprinkler; Wooded	
Walls: Drywall	Water: Walnut Hill Wtr Assn		
Begin Date:	04/12/2010	End Date:	08/31/2011
List Price:	499,000	Original List Price:	547,000
		Days On Market:	310
		Status Change Date:	04/12/2010
LA: Michael Langston; (256)750-5200; mlangston@russelllands.com		LO: ERA Lake Martin Realty - Dadeville; (256)825-9092; llester@russelllands.com	

Information is deemed to be reliable, but is not guaranteed. © 2011 [MLS](#) and [FBS](#).
Prepared by Michael Langston on Wednesday, February 16, 2011 2:31 PM
The information on this sheet has been made available by the MLS and may not be the listing of the provider.