

786 Paces Way, Dadeville, AL 36853 Tallapoosa		09-481 Residential Active <b>\$397,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>Michael Langston</b>  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>			
<b>High Price:</b>		<b>Contingent Remarks:</b>	
<b>Sell Commission:</b> 3		<b>Other Comm.:</b>	
<b>Terms:</b>		<b>Lock Box Number:</b>	
<b>Owner:</b> Tom Crymes		<b>Owner Phone:</b>	
<b>How To Show:</b> Show Anytime		<b>Possession:</b> Close of Escrow	
		<b>List Commission:</b> 3	
		<b>Short Sale:</b> Yes	
		<b>Photo Available:</b> Y	
		<b>Occupant:</b> Vacant	
		<b>Listing Type:</b> Exclusive Right To Sell	
<b>Map Zone:</b>			
<b>Book Section:</b> Residential	<b>Waterfront:</b> Yes	<b>Lake Name:</b> Lake Martin	
<b>Golf Course:</b> N	<b>Condo/Villa:</b> None	<b>Deeded:</b> Deeded	
<b>Total Rooms:</b>	<b>Total Bedrooms:</b> 5	<b>Total Bathrooms:</b> 3	
<b>Total Full Baths:</b>	<b>Total Half Baths:</b>	<b>Total 3/4 Baths:</b>	
<b>Total SqFt.:</b>	<b>SqFt. Source:</b>	<b>SqFt. 1:</b>	
<b>SqFt. 2:</b>	<b>SqFt. 3:</b>	<b>SqFt. 4:</b>	
<b>Year Built:</b> 2007	<b>Style:</b> Lake Home	<b>Mfd Home:</b> No	
<b>Stories:</b> 2	<b>Garage Stall:</b> 0	<b>Garage Remarks:</b> Parking Pad	
<b>Lot Remarks:</b> Flat lot, great landscaping. very good view!	<b>Lot Acres:</b> 0.92		
<b>Parcel Number:</b>	<b>Subdivision:</b> Paces Bluff	<b>Area:</b>	
<b>Zoning:</b>	<b>Taxes:</b>	<b>Tax Year:</b>	
<b>Schools:</b> Dadeville			
<b>Hot Sheet Comment:</b> price			
<b>Directions:</b> Turn on Triple Creek of Hwy 34. then left into Paces Pluff, gate code 1111 after tuning into Paces Bluff, take your first left, then follow all the way to the end of the road and house is on right.			
<b>Legal:</b>			
<b>Public Remarks:</b> THIS IS A SHORT SALE!! PLEASE BRING ALL OFFERS!!REDUCED AND READY TO SELL! Must see this 5BR 3Ba lake cottage, new construction, hardwood floors, stainless steel appliances, Granite Counter Tops, over 2900 square feet! Paces Bluff is a gated neighborhood, with Pool, Pool House, Tennis court and a private boat ramp, Also each owner has a boat storage space in a gated area.			
<b>Private Remarks:</b> Lock box on street side door. Covenants are included in this listing. Bank must approve contract.			
<b>Waterfront Features:</b> Boat Ramp; Pier; Seawall; Waterfront Footage: 90+	<b>Floors:</b> Partial Carpet; Tile; Wood Floors	<b>Appliances:</b> Dishwasher; Microwave; Oven (Elec); Range (Elec); Refrigerator; Water Heater (Elec)	
<b>Foundation:</b> Crawl Space	<b>Fireplace:</b> Number of Fireplaces: 1; Fireplace Descr.: stone	<b>Heating:</b> Heat Pump	
<b>Roof:</b> Architect. Shingle	<b>Utilities/Fuel:</b> Alabama Power	<b>Cooling:</b> Central (Elec); Heat Pump	
<b>Siding:</b> Hardi-plank	<b>Sewage:</b> Septic	<b>Exterior:</b> Covered Patio; Deck; Gutters; Porch; Shrubs; Wooded	
<b>Walls:</b> Drywall	<b>Water:</b> Walnut Hill Wtr Assn	<b>Miscellaneous:</b> Fees: pbra, fire; Restrictions: pbra	
<b>Begin Date:</b> 4/19/2009	<b>End Date:</b> 8/31/2010	<b>Days On Market:</b> 384	
<b>List Price:</b> 397,000	<b>Original List Price:</b> 475,000	<b>Status Change Date:</b> 4/19/2009	
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Prepared by Michael Langston on Saturday, May 08, 2010 7:59 AM

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