

812 Paces Way Dadeville, AL 36853		09-482 Residential Active \$439,000	
 <p>Provided as a courtesy of  <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@russellands.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>	
		<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> 6	<b>Total Bathrooms:</b> 3.50	
<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> None	
<b>Lot Remarks:</b> Flat lot, great lake front year, with stonework and open pit fireplace	<b>Lot Acres:</b>		
<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> Call Superintendent			
<b>Hot Sheet Comment:</b> price			
<b>Directions:</b> Take a left into Paces Bluff off Triple creek. Code is 1111. Take first left as you enter subdivision, then follow all the way to the end of the road, house is on right.			
<b>Legal:</b>			
<b>Public Remarks:</b> THIS IS A SHORT SALE!! PLEASE BRING ALL OFFERS!! Reduced to Sell, Great lake home that sleeps everyone! 6 BR 3.5 Baths. Two family rooms, upscale kitchen, hardwood floors and more! Amenities in Paces Bluff include, Pool, Pool House, Tennis Courts, Boat Ramp and Boat Storage area. House is being sold COMPLETELY FURNISHED!			
<b>Private Remarks:</b> Bank must approve contract.			
<b>Waterfront Features:</b> Boat Ramp; Pier; Seawall; Waterfront Footage: 114 ft	<b>Floors:</b> Partial Carpet; Tile; Wood Floors	<b>Appliances:</b> Dishwasher; Freezer; Microwave; Range (Elec); Refrigerator; Water Heater (Elec)	
<b>Foundation:</b> Basement	<b>Fireplace:</b> Number of Fireplaces: 1; Fireplace Descr.: Stone	<b>Heating:</b> Central (Elec); Heat Pump	
<b>Roof:</b> Architect. Shingle; Composition	<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 Deck; Covered Patio; Deck; Gutters; Porch; Shrubs; Wooded	
<b>Walls:</b> Drywall	<b>Water:</b> Walnut Hill Wtr Assn	<b>Miscellaneous:</b> Fees: PBRA, restrictions; Restrictions	
<b>Begin Date:</b> 04/19/2009	<b>End Date:</b> 12/31/2010	<b>Days On Market:</b> 519	
<b>List Price:</b> 439,000	<b>Original List Price:</b> 535,000	<b>Status Change Date:</b> 09/19/2010	
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Prepared by Michael Langston on Monday, September 20, 2010 11:22 AM

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