

Emerald Shores Dadeville, AL 36853		08-875 Lot Active <b>\$199,000</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>Map Zone:</b>	4		
<b>High Price:</b>	<b>Contingent Remarks:</b>	<b>List Commission:</b>	3
<b>Sell Commission:</b>	<b>Other Comm.:</b>	<b>Short Sale:</b>	No
<b>Terms:</b>	<b>Lock Box Number:</b>	<b>Photo Available:</b>	Y
<b>Owner:</b>	<b>Owner Phone:</b>	<b>Occupant:</b>	
<b>How To Show:</b>	<b>Possession:</b>	<b>Listing Type:</b>	Exclusive Right To Sell
<b>Book Section:</b>	Residential	<b>Waterfront:</b>	Yes
<b>Golf Course:</b>	N	<b>Condo/Villa:</b>	
<b>Lot Remarks:</b>	Wonderful Lot in Emerald Shores. Flat, Mature Trees Concrete Seawall, long water view, sandy beach area.	<b>Lot Acres:</b>	
<b>Book Section:</b>		<b>Lake Name:</b>	Lake Martin
<b>Golf Course:</b>		<b>Deeded:</b>	Deeded
<b>Lot Remarks:</b>			
<b>Parcel Number:</b>	<b>Subdivision:</b>	<b>Area:</b>	BLCK
<b>Zoning:</b>	<b>Taxes:</b>	<b>Tax Year:</b>	
<b>Schools:</b>			
<b>Hot Sheet Comment:</b> price			
<b>Directions:</b> Turn off of 34 between Popular Dog and the store on Win Blu. Go to stop sign turn left..then take the next right on South Holiday Drive. Follow till you see the entrance to Emerald Shores on left.			
<b>Legal:</b>			
<b>Public Remarks:</b> OWNER WILL FINANCE UP TO 75% WAC			
<b>Private Remarks:</b> Would an offer to carry a second for 20% help move someone since they would only put up 10% at that point?			
<b>Waterfront Features:</b>	Seawall	<b>Sewage:</b>	Needs Septic
<b>Utilities/Fuel:</b>	Electric Available; Cable TV Available	<b>Water:</b>	Walnut Hill Wtr Assn
<b>Begin Date:</b>	05/29/2008	<b>End Date:</b>	12/26/2011
<b>List Price:</b>	199,000	<b>Original List Price:</b>	467,000
<b>Status Change Date:</b>	09/20/2010	<b>Days On Market:</b>	844
		<b>Fallthrough Date:</b>	09/06/2011
<b>LA:</b> Michael Langston; (256)750-5200; mlangston@russelllands.com		<b>LO:</b> ERA Lake Martin Realty - Dadeville; (256)825-9092; llester@russelllands.com	

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Prepared by Michael Langston on Monday, September 20, 2010 11:25 AM

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