



170 Catesby, Eclectic, AL 36024
MLS #10-791

WHAT A BEAUTY! Move right into this 4 BR 3.5 BA home featuring formal LR w/FP, formal DR, huge kitchen, breakfast room and GR W/stone FP. Windows windows everywhere to bring in the lovely view! The enormous MBR has it's own FP, lots of windows and huge walk-through closet. The MBA features jetted tub, Lg. steam shower and his & hers vanities. This lake home has it all..plus a great price!

Contract Information

Status	Active	List Price	950,000
Photo Available	N	Occupant	Vacant
Possession	Close of Escrow		

Reports

Listing Member	Patsy Wagenfuehr Office Phone: (334) 857.2953 : (256) 234.7242 Cell Phone: (256) 749.4422 Fax Number: (334) 857.2158 www.livingonlakemartin.com	Listing Office	RealtySouth Lake Martin Office Office Phone: (334) 857.2953
Co-listing Agent	Fred Wagenfuehr of RealtySouth Lake Martin Office	Property Type	Residential

Address Information

County	Elmore	Map Zone	11
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General Property Description

Book Section	Residential	Realtor.com Type	Residential Single Family
Waterfront	Yes	Lake Name	Lake Martin
Golf Course	N	Condo/Villa	None
Deeded	Deeded	Total Bedrooms	4
Total Bathrooms	3.50	Total Full Baths	3
Total Half Baths	1	Total SqFt.	4,374
SqFt. Source	Appraisal	Year Built	1993
Style	Lake Home	Mfd Home	No
Stories	1	Garage Stall	3
Garage Remarks	Attached		
Lot Remarks	Great lot...almost level w/370+/-ft. of waterfront		
Lot Acres	1.62		

Legal and Taxes

Subdivision	Trillium	Area	11(eleven) Trillium/Little Kowaliga
Zoning	Residential Single	Schools	Elmore County

Directions & Remarks

Directions Hwy 63S cross Kowaliga Bridge & turn right on Prospect Cut-Off Rd. Turn right then left on Wake Robin, left on Catesby. Home is on the right. 170 on mailbox.

Details

Waterfront Features:	Boat Ramp; Pier; Seawall; Waterfront Footage: 370+/-	Sewage:	Septic
		Water:	Central Elmore Cty

Foundation:	Slab	Appliances:	Dishwasher; Dryer; Ice Machine;
Roof:	Architect. Shingle		Microwave; Oven (Elec); Range (Elec);
Siding:	Dryvit Siding		Refrigerator; Trash Compactor; Washer;
Walls:	Drywall		Water Heater (Elec)
Floors:	Partial Carpet; Tile; Wood Floors	Heating:	Heat Pump
Fireplace:	Number of Fireplaces: 3	Cooling:	Heat Pump
Utilities/Fuel:	Alabama Power; Propane	Exterior:	Deck; Porch; Shrubs; Sprinkler; Wooded
		Miscellaneous:	Fees; Restrictions

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Prepared by Patsy Wagenfuehr on Friday, June 11, 2010 1:21 PM

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