



222 Emerald Shores Pkwy., Dadeville, AL 36853  
List #05-1142

Beautiful new home located in Emerald Shores. This Donald Gardner plan presents lake living at it's best! Features include hardwood, tile, granite in both kitchens (up & down), lots of glass, 3 door garage ,2 living areas + much more. Salt-Water pool/with spa & waterfall on lakeside. A real beauty! Come see!!

### Contract Information

|                 |        |            |         |
|-----------------|--------|------------|---------|
| Status          | Active | List Price | 999,999 |
| Photo Available | Y      | Occupant   | Owner   |

### Reports

|                |  |                |   |
|----------------|--|----------------|---|
| Listing Member | Patsy Wagenfuehr<br>Office Phone: (256) 212.1420<br>: (256) 234.7242 | Listing Office | Russell Lands Real Estate - Willow Point Branch<br>Office Phone: (256) 329.0835 |
| Property Type  | Residential  |                |   |

### Address Information

|        |            |
|--------|------------|
| County | Tallapoosa |
|--------|------------|

### General Property Description

|                  |  |                  |                           |
|------------------|--|------------------|---------------------------|
| Book Section     | Residential  | Realtor.com Type | Residential Single Family |
| Waterfront       | Y  | Lake Name        | Lake Martin               |
| Golf Course      | N  | Condo/Villa      | None                      |
| Deeded           | Deeded   | Total Bedrooms   | 5                         |
| Total Bathrooms  | 3.50   | Total Full Baths | 3                         |
| Total Half Baths | 1  | Year Built       | 2006                      |
| Style            | Lake Home  | Mfd Home         | No                        |
| Stories          | 2  | Garage Stall     | 2                         |
| Garage Remarks   | Attached   |                  |                           |
| Lot Remarks      | Nice, gently sloping lot in a pretty cove with great view. |                  |                           |

### Legal and Taxes

|             |                    |         |                           |
|-------------|--------------------|---------|---------------------------|
| Subdivision | Emerald Shores     | Area    | 3(three) Pace's Peninsula |
| Zoning      | Residential Single | Schools | Call Superintendent       |

### Directions & Remarks

Directions From Dadeville take hwy 49S. Turn right onto Hwy 34W. Turn left on Winn Blu. Turn left @ 4 way stop then 1st right onto South Holiday Shores. Follow to entry of Emerald Shores. Lot 16. No signs.

### Details

|                             |                                   |                  |              |
|-----------------------------|-----------------------------------|------------------|--------------|
| <b>Waterfront Features:</b> | Pier; Seawall                     | <b>Sewage:</b>   | Septic       |
| <b>Foundation:</b>          | Basement                          | <b>Water:</b>    | Public Water |
| <b>Roof:</b>                | Architect. Shingle                | <b>Heating:</b>  | Heat Pump    |
| <b>Siding:</b>              | Hardi-plank; Other                | <b>Cooling:</b>  | Heat Pump    |
| <b>Floors:</b>              | Partial Carpet; Tile; Wood Floors | <b>Exterior:</b> | Covered Deck |
| <b>Utilities/Fuel:</b>      | Alabama Power                     |                  |              |

Information is deemed to be reliable, but is not guaranteed. See [copyright notice](#).

Prepared by Patsy Wagenfuehr on Monday, August 25, 2008 2:00 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.