



25 West Point Drive Alexander City, AL 35010

MLS #10-726

NOW'S YOUR CHANCE!! To own this lovely 4 BR 3 BA WF home located in Willow Point Estates. Beautifully appointed w/HW floors, 2 stone FPs, lots of windows, decks, screened porch and much more! Open floorplan brings GR, kitchen and dining together beautifully. The gameroom could be used for study or 5th BR. Terrace level offers 3BR 1BA + Family RM w/stone FP. Such a neat lake home!

### Contract Information

Status	Active	Status Change Date	05/27/2010
Begin Date	05/27/2010	End Date	04/30/2011
Original List Price	899,000	List Price	714,500
List Commission	3/2	Sell Commission	3/2
Short Sale	No	Photo Available	Y
Owner	Shay S. & Colleen M. Samples	Occupant	Owner
How To Show	Call Listing Agent	Listing Type	Exclusive Right To Sell

### Reports

Listing Member	Fred Wagenfuehr Fax #: 334-857-2158 Cell Phone: 256-749-6080 <a href="http://www.realtysouth.com">http://www.realtysouth.com</a>	Listing Office	RealtySouth Lake Martin Office Office Phone: 334-857-2953 <a href="http://www.realtysouth.com">http://www.realtysouth.com</a>
Co-listing Agent	Patsy Wagenfuehr of RealtySouth Lake Martin Office	Property Type	Residential
Days On Market	330		

### Address Information

County	Tallapoosa	Map Zone	8
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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	Total Full Baths	3
Total SqFt.	3,145	SqFt. Source	Courthouse Records
Year Built	1993	Style	Lake Home
Mfd Home	No	Stories	2
Garage Stall	2	Garage Remarks	Attached
Lot Remarks	Large wooded private lot w/gentle slope		

### Legal and Taxes

Parcel Number	62 14 04 20 0 001 001.032	Subdivision	Willow Point
Area	8(eight) Willow Point	Zoning	Single Family
Taxes	1,675.80	Schools	Alexander City

### Directions & Remarks

Directions	Hwy 63S turn right on Willow Point Rd at Ourtown. Go through entry gate and stay right. At stop sign turn right then right again on Willow Way North Take left onto West Point Dr. 1st driveway on left.
Private	Light fixture over dining table will not remain but will be replaced..MBR drapes will not remain.

Remarks

Details			
<b>Waterfront Features:</b>	Pier; Waterfront Footage: 253+/-	<b>Sewage:</b>	Septic
<b>Foundation:</b>	Basement	<b>Water:</b>	Alexander City Water
<b>Roof:</b>	Composition	<b>Appliances:</b>	Dishwasher; Oven (Elec); Refrigerator; Water Heater (Elec)
<b>Siding:</b>	Wood Siding	<b>Heating:</b>	Heat Pump
<b>Walls:</b>	Drywall	<b>Cooling:</b>	Heat Pump
<b>Floors:</b>	Tile; Wood Floors	<b>Exterior:</b>	Covered Patio; Deck; Screen Porch; Shrubs; Sprinkler; Wooded
<b>Fireplace:</b>	Number of Fireplaces: 2; Fireplace Descr.: gas log	<b>Miscellaneous:</b>	Restrictions
<b>Utilities/Fuel:</b>	City Utilities		

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Prepared by Fred Wagenfuehr on Friday, April 22, 2011 1:27 PM

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