



435 MARIN Parkway Dadeville, AL 36853

MLS #10-292

\$ 400,000,00 REDUCTION! LARGE newly built home on WOODED & SHADED with looooong driveway where homes are not built on top of each other. If you like WRAP around decking, lower patio with massive boulders and a year round fire pit then this is it! Plentiful space, bright, great plan, lots of built-ins, GREAT lake views, Custom built. Impressive kitchen, boat lift, seawall.

#### Contract Information

Status	Active	List Price	995,000
Photo Available	Y	Occupant	Owner

#### Reports

Listing Member	Patsy Wagenfuehr Office Phone: 334-857-2953 Fax Number: 334-857-2158 : 256-234-7242 Cell Phone: 256-749-4422 <a href="http://www.livingonlakemartin.com">http://www.livingonlakemartin.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	Fred Wagenfuehr of RealtySouth Lake Martin Office	Property Type	Residential

#### Address Information

County	Tallapoosa	Map Zone	1
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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	5
Total Bathrooms	4.50	Total Full Baths	4
Total Half Baths	2	Total SqFt.	6,168
SqFt. Source	Courthouse Records	SqFt. 1	2,280
SqFt. 2	2,280	SqFt. 3	1,608
Year Built	2006	Style	Lake Home
Mfd Home	No	Stories	2
Garage Stall	3	Garage Remarks	Carport
Lot Remarks	Front level. Lakeside has easy slope with stone path to lake and docks.		
Lot Acres	2.46		

#### Legal and Taxes

Subdivision	Marina Marin Estates	Area	1(one) Turner Rd/Overlook
Zoning	Planned Unit Dev	Schools	Call Superintendent

#### Directions & Remarks

Directions From 50 & 49 - drive 3.9 miles on 50 towards Martin Dam, veer R on W90 Scenic Overlook, 2 miles then R McCarty, L onto Old Tree, R Into Marina Marin Estates. straight on Pkwy, 4'th driveway on L.

#### Details

<b>Waterfront Features:</b>	Boat Slip; Pier; PWC Lift; Seawall; Waterfront Footage: 206+/-	<b>Water:</b>	Walnut Hill Wtr Assn
		<b>Appliances:</b>	Dishwasher; Freezer; Ice Machine; Oven

**Foundation:** Basement (Gas); Range (Gas); Refrigerator; Water Heater (Elec)  
**Roof:** Architect. Shingle  
**Siding:** Brick; Hardi-plank **Heating:** Central (Elec)  
**Floors:** Other **Cooling:** Attic Fan; Central (Elec)  
**Fireplace:** Number of Fireplaces: 3; Fireplace Descr.: wood & gas **Exterior:** Covered Deck; Covered Patio; Deck; Gutters; Patio; Porch; Shrubs; Sprinkler; Wooded  
**Utilities/Fuel:** Alabama Power **Miscellaneous:** Fees: HOA \$480 Per Year; Restrictions: C & R  
**Sewage:** Septic

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living Room	1		x			Kitchen	b		x		
Kitchen	1		x			Kitchen	1		x		
Dining Room	1		x			Utility Room	b		x		
Bedroom 1	2		x			Laundry Room	b		x		
Bedroom 2	2		x			Laundry Room	1		x		
Bedroom 3	2		x			Other 1	2		x		Playroom 2nd fl
Bedroom 4	b		x			Other 2	2		x		Nannies/Nursery
Bedroom 1	1		x			Other 2	b		x		workshop area
Great Room	1		x			Other 2	b		x		Game room

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Prepared by Patsy Wagenfuehr on Sunday, February 13, 2011 8:10 AM

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