



252 Ledges Trail, Alexander City, AL 35010  
List #07-277

Carefree lake living at it's best! Be the proud owner of this luxury townhome in the beautiful Ridge development on Lake Martin. The view is great from this end unit. Enjoy the amenities of the new Ridge Club w/fitness center, 2 pools, tennis courts nature trails + more! Private boat slip included. A must see! Don't wait!

### Contract Information

Status	Active	List Price	815,000
Photo Available	Y	Occupant	Vacant

### Reports

Listing Member	Patsy Wagenfuehr Office Phone: (256) 212.1420 : (256) 234.7242 Cell Phone: (256) 749.4422 Fax Number: (256) 212.1413 www.livingonlakemartin.com	Listing Office	Russell Lands Real Estate - Willow Point Branch Office Phone: (256) 329.0835
Property Type	Residential		

### Address Information

County	Elmore
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### General Property Description

Book Section	Residential	Realtor.com Type	Residential Condo/Townhouse
Waterfront	Y	Lake Name	Lake Martin
Golf Course	N	Condo/Villa	Townhouse
Deeded	Deeded	Total Bedrooms	3
Total Bathrooms	2.50	Total Full Baths	2
Total Half Baths	1	Total SqFt.	2,905
SqFt. Source	Floorplan	Year Built	2007
Style	Townhouse	Mfd Home	No
Stories	2	Garage Stall	1
Garage Remarks	Attached		
Lot Remarks	Unit #4A The Ledges		

### Legal and Taxes

Subdivision	The Ridge	Area	9(nine) The Ridge/Windermere
Schools	Call Superintendent		

### Directions & Remarks

Directions Hwy 63 S then left onto Windermere Rd. Turn right into The Ridge. Go around the roundabout onto North Ridge. See entry to The Ledges on the right just past the Ridge Club. Unit 4A

### Details

<b>Waterfront Features:</b>	Boat Slip; Seawall	<b>Sewage:</b>	Community Sewer
<b>Roof:</b>	Architect. Shingle	<b>Water:</b>	Public Water
<b>Siding:</b>	Hardi-plank; Masonry	<b>Appliances:</b>	Dishwasher; Microwave; Range (Elec); Refrigerator; Water Heater (Elec)
<b>Walls:</b>	Drywall	<b>Heating:</b>	Heat Pump
<b>Floors:</b>	Partial Carpet; Tile; Wood Floors	<b>Cooling:</b>	Heat Pump

<b>Fireplace:</b>	Number of Fireplaces: 1	<b>Exterior:</b>	Covered Deck; Deck; Porch
<b>Utilities/Fuel:</b>	Alabama Power; Cable TV Available		

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**Prepared by Patsy Wagenfuehr on Friday, September 26, 2008 7:07 AM**

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