



117 Cheyenne Lane, Dadeville, AL 36853  
MLS #10-182

This Immaculate 3BR/2.5BA, Southern Style Lake home has it ALL! Hardwood flooring, fireplace, granite countertops, SS Jenn-Air downdraft oven, lakeside screened porch and SO MUCH MORE!! Furniture neg. Low HOA fees cover all yard maintenance, roads, pine straw, etc. Home is located near Chucks Marina and has deep water boat slip! Seller will provide 1 year home warranty. Gold Star Property!

### Contract Information

Status	Active	Status Change Date	2/16/2010
Begin Date	2/15/2010	End Date	8/15/2010
Original List Price	434,000	List Price	349,000
List Commission	3	Sell Commission	3
Short Sale	No	Lock Box Number	523885
Photo Available	Y	Owner	Ronald and Lisa Fairbanks
Occupant	Rarely	How To Show	Call 1st, Go
Listing Type	Exclusive Right To Sell		

### Reports

Listing Member	Rhonda Jaye cell: (256) 749.8681 Fax #: (256) 825.9093 Home: (256) 825.4397 Office: (256) 215.7021 www.rhondaatlakemartin.com	Listing Office	ERA Lake Martin Realty - Dadeville Office Phone: (256) 825.9092
Property Type	Residential	Days On Market	177

### 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	3
Total Bathrooms	2.50	Total Full Baths	2
Total Half Baths	1	Total SqFt.	1,681
SqFt. Source	Owner/Seller	Year Built	2006
Style	Cabin	Mfd Home	No
Stories	3	Garage Stall	0
Garage Remarks	No Garage		
Lot Remarks	Level at streetside, Walkway/Steps to Lakeside		
Lot Acres	0.33		

### Legal and Taxes

Schools	Call Superintendent
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### Directions & Remarks

Directions from Dadeville, Hwy 49 South, take right on Hwy 50, turn right on Centerport Road, take right at Chuck's Marina sign entrance, take first right on Cheyenne Lane, Home is on the left.

### Details

<b>Waterfront Features:</b>	Boat Slip; Pier; Seawall	<b>Sewage:</b>	Septic
<b>Foundation:</b>	Basement	<b>Water:</b>	Walnut Hill Wtr Assn
<b>Roof:</b>	Metal	<b>Appliances:</b>	Dishwasher; Dryer; Freezer; Ice Machine; Microwave; Oven (Elec); Range (Elec); Refrigerator; Washer; Water Heater (Elec)
<b>Siding:</b>	Hardi-plank	<b>Heating:</b>	Heat Pump
<b>Walls:</b>	Drywall; Wood	<b>Cooling:</b>	Heat Pump
<b>Floors:</b>	Wood Floors	<b>Exterior:</b>	Covered Deck; Covered Patio; Deck; Gutters; Porch; Screen Porch; Shrubs; Wooded
<b>Fireplace:</b>	Number of Fireplaces: 1	<b>Miscellaneous:</b>	Fees: HOA \$125/month
<b>Utilities/Fuel:</b>	Alabama Power; Cable TV Available; Propane		

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Prepared by Rhonda Jaye on Wednesday, August 11, 2010 3:48 PM

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