



114 CRAPPIE Point, Dadeville, AL 36853
MLS #10-80

Must see this Lake Martin Cabin with 3BR/3BA fixer upper sitting on a Point lot with 400ft of Year round water with beautiful views!

Contract Information

Status	Active	Status Change Date	1/21/2010
Begin Date	1/21/2010	End Date	8/21/2010
Original List Price	482,000	List Price	399,000
List Commission	3	Sell Commission	3
Short Sale	No	Lock Box Number	525445
Photo Available	Y	Owner	Ricky and Stacy Rentfrow
Occupant	Owner	How To Show	Call Listing Agent
Possession	Negotiable	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	39

Address Information

County	Tallapoosa	Map Zone	4
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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	3	Total SqFt.	1,348
SqFt. Source	Courthouse Records	SqFt. 1	1,108
SqFt. 2	240	Year Built	1970
Style	Cabin	Mfd Home	No
Stories	2	Garage Stall	0
Garage Remarks	No Garage		
Lot Remarks	Over 400 ft of waterfront with an awesome view!		

Legal and Taxes

Parcel Number	62 15 06 23 0 011 001.018	Area	4(four) Sandy Creek/Manoy Creek
Zoning	Single Family	Taxes	1,080.80
Tax Year	2009	Schools	Dadeville

Directions & Remarks

Directions	Directions From Dadeville: take Hwy 49S take a right on Old Susannah Road. Follow all the way to the end turn on Crappie Point.
Private	Home needs repairs. Selling AS IS. BRing all offers!!!!

Remarks

Details			
Waterfront Features:	Waterfront Footage: 416	Water:	Jackson Gap Wtr Assn
Foundation:	Crawl Space	Appliances:	Dishwasher; Dryer; Microwave; Oven (Elec); Refrigerator; Washer; Water Heater (Elec)
Roof:	Metal	Heating:	Central (Elec)
Walls:	Drywall; Paneling	Cooling:	Central (Elec)
Floors:	Partial Carpet; Tile; Laminate	Exterior:	Porch; Wooded
Utilities/Fuel:	Alabama Power; Electric Available; Cable TV Available	Miscellaneous:	Restrictions: Sandy Creek Beach SD
Sewage:	Septic		

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Kitchen						Bedroom 3					
Great Room						Bathroom 1					
Bedroom 1						Bathroom 2					
Bedroom 2											

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Prepared by Rhonda Jaye on Monday, March 01, 2010 12:34 PM

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