



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

This Immaculate, fully furnished, 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!! 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 | 374,000 |
| 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 | 147 |

Address Information

| | | | |
|--------|------------|----------|---|
| County | Tallapoosa | Map Zone | 1 |
|--------|------------|----------|---|

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 |
|---------|---------------------|

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

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

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Prepared by Rhonda Jaye on Monday, July 12, 2010 5:16 PM

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