



188 RUSH Road, Dadeville, AL 36853  
MLS #10-271

2BR/1BA under renovation. This private Lakefront cabin style home is fully furnished and has travertine flooring and stainless appliances. Approximately 450+/- ft. of waterfront with boat house, pier, and seawall. Home also comes with pontoon boat and SeaDoo. DEEP WATER!

### Contract Information

|                     |                    |                    |                         |
|---------------------|--------------------|--------------------|-------------------------|
| Status              | Active             | Status Change Date | 3/1/2010                |
| Begin Date          | 3/1/2010           | End Date           | 9/1/2010                |
| Original List Price | 475,000            | List Price         | 475,000                 |
| List Commission     | 3                  | Sell Commission    | 3                       |
| Short Sale          | No                 | Photo Available    | Y                       |
| Owner               | Thomas Leinfelder  | Occupant           | Owner                   |
| How To Show         | Call Listing Agent | Listing Type       | Exclusive Right To Sell |

### Reports

|                |  |                |  |
|----------------|--|----------------|--|
| Listing Member | Rhonda Jaye<br>cell: (256) 749.8681<br>Fax #: (256) 825.9093<br>Home: (256) 825.4397<br>Office: (256) 215.7021<br>www.rhondaatlakemartin.com | Listing Office | ERA Lake Martin Realty - Dadeville<br>Office Phone: (256) 825.9092 |
| Property Type  | Residential  | Days On Market | 1  |

### Address Information

|        |            |          |   |
|--------|------------|----------|---|
| County | Tallapoosa | Map Zone | 3 |
|--------|------------|----------|---|

### 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   | 2                         |
| Total Bathrooms | 1   | Total Full Baths | 1                         |
| Year Built      | 1973                                      | Style            | Cabin                     |
| Mfd Home        | No  | Stories          | 1                         |
| Garage Stall    | 0   | Garage Remarks   | No Garage                 |
| Lot Remarks     | Mostly flat with beautiful lake frontage. |                  |                           |
| Lot Acres       | 1.50                                      |                  |                           |

### Legal and Taxes

|         |                     |
|---------|---------------------|
| Schools | Call Superintendent |
|---------|---------------------|

### Directions & Remarks

|                 |  |
|-----------------|--|
| Directions      | From Dadeville take Hwy 49S, take right onto Co. Rd. 34. Take left onto Impy Rd. Take left onto Rush Rd. At the end of Rush Rd. look for house number 188. |
| Private Remarks | The seller is offering a third bedroom, closet, and bath to be added at \$498,000.00   |

### Details

|                             |                     |               |                      |
|-----------------------------|---------------------|---------------|----------------------|
| <b>Waterfront Features:</b> | Boat House; Seawall | <b>Water:</b> | Walnut Hill Wtr Assn |
|-----------------------------|---------------------|---------------|----------------------|

|                        |                   |                    |                                      |
|------------------------|-------------------|--------------------|--------------------------------------|
| <b>Foundation:</b>     | Crawl Space       | <b>Appliances:</b> | Microwave; Oven (Elec); Refrigerator |
| <b>Walls:</b>          | Drywall           | <b>Heating:</b>    | Central (Elec)                       |
| <b>Floors:</b>         | Tile; Wood Floors | <b>Cooling:</b>    | Central (Elec)                       |
| <b>Utilities/Fuel:</b> | Alabama Power     | <b>Exterior:</b>   | Covered Deck                         |
| <b>Sewage:</b>         | Septic            |                    |                                      |

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Prepared by Rhonda Jaye on Tuesday, March 02, 2010 2:17 PM

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