



43 FALLING WATER Drive Dadeville, AL 36853  
MLS #11-114

Welcome to an affordable way to get on Lake Martin! This 2BR/2BA Southern Living cabin is located inside the gates of the Cascades. It comes with assigned boat dock and community pool.

### Contract Information

Status	Active	Status Change Date	02/02/2011
Begin Date	02/02/2011	End Date	02/02/2012
Original List Price	150,000	List Price	150,000
List Commission	3	Sell Commission	3
Short Sale	No	Lock Box Number	525748
Photo Available	N	Owner	DE General Contractors
Occupant	Tenant	How To Show	Call 1st, Go
Possession	Close of Escrow	Listing Type	Exclusive Right To Sell

### Reports

Listing Member	Rhonda Jaye cell: 256-749-8681 Home: 256-825-4397 Office: 256-215-7021 Fax #: 256-825-9093 <a href="http://www.rhondaatlakemartin.com">http://www.rhondaatlakemartin.com</a>	Listing Office	ERA Lake Martin Realty - Dadeville Office Phone: 256-825-9092 <a href="http://www.eralakemartinrealty.com">http://www.eralakemartinrealty.com</a>
Property Type	Residential	Days On Market	2

### Address Information

County	Tallapoosa	Map Zone	3
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### General Property Description

Book Section	Residential	Realtor.com Type	Residential Single Family
Waterfront	Water Access	Lake Name	Lake Martin
Golf Course	N	Condo/Villa	None
Deeded	Deeded	Total Bedrooms	2
Total Bathrooms	2	Year Built	2006
Style	Cabin	Mfd Home	No
Stories	1.50	Garage Stall	0
Garage Remarks	None		

### Legal and Taxes

Subdivision	Cascades	Area	2(two) StillWaters/Barrons Bridge
Zoning	Residential Single	Schools	Call Superintendent

### Directions & Remarks

Directions Directions Take hwy 34 west. Take right on Civitan Road. Take left into Cascades. Second cabin on the left.

### Details

<b>Waterfront Features:</b>	Pier	<b>Utilities/Fuel:</b>	Alabama Power
<b>Foundation:</b>	Crawl Space	<b>Sewage:</b>	Septic
<b>Roof:</b>	Metal	<b>Water:</b>	Walnut Hill Wtr Assn
<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; Fireplace Descr.: Wood burning	<b>Exterior:</b>	Screen Porch; Shrubs; Wooded

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Prepared by Rhonda Jaye on Friday, February 04, 2011 9:38 AM

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