



7917 AL-50, Dadeville, AL 36853  
MLS #10-259

Enjoy country living in this beautiful home built in 1900. 3BR/1BA with a large front porch and a wrap around deck offer plenty of room for relaxing and enjoying the outdoors. This home comes with an acre of land with an additional acre available for purchase. Just added a NEW ROOF!

### Contract Information

Status	Active	Status Change Date	2/26/2010
Begin Date	2/22/2010	End Date	8/22/2010
Original List Price	170,000	List Price	149,900
List Commission	3	Sell Commission	3
Short Sale	No	Photo Available	Y
Owner	Mike Licata	Occupant	Vacant
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	8

### Address Information

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

### General Property Description

Book Section	Residential	Realtor.com Type	Residential Single Family
Waterfront	No	Lake Name	N/A
Golf Course	N	Condo/Villa	None
Deeded	Deeded	Total Bedrooms	3
Total Bathrooms	1	Year Built	1900
Style	Traditional	Mfd Home	No
Stories	1	Garage Stall	0
Garage Remarks	None		
Lot Remarks	Mostly flat.		
Lot Acres	1		

### Legal and Taxes

Area	99(ninety nine) other	Schools	Call Superintendent
------	-----------------------	---------	---------------------

### Directions & Remarks

Directions	Directions from the intersection of hwy 49 and 50. Take 50 toward Martin Dam. The house is on the right before you get to the Walnut Hill Water Authority.
Private Remarks	Possible owner financing available. Additional acre can be purchased.

### Details

Foundation:	Crawl Space	Utilities/Fuel:	Alabama Power
-------------	-------------	-----------------	---------------

<b>Roof:</b>	Composition	<b>Sewage:</b>	Septic
<b>Siding:</b>	Wood Siding	<b>Water:</b>	Walnut Hill Wtr Assn
<b>Walls:</b>	Wood	<b>Heating:</b>	Central (Elec)
<b>Floors:</b>	Vinyl; Wood Floors	<b>Cooling:</b>	Central (Elec)
<b>Fireplace:</b>	Number of Fireplaces: 4	<b>Exterior:</b>	Deck; Porch; Shrubs; Wooded

---

Information is deemed to be reliable, but is not guaranteed. © 2010 [MLS](#) and [FBS](#).

Prepared by Rhonda Jaye on Tuesday, March 02, 2010 2:47 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.