

150 PRIMROSE Dadeville, AL 36853		10-971 Residential Active <b>\$399,000</b>	
 <p><i>Provided as a courtesy of</i>  <b>Michael Langston</b>  ERA Lake Martin Realty - Dadeville  6409 Hwy 49 S  Dadeville, AL 36853  Office Phone - (256) 750-5200  24 Hours - (256) 750-5200  <a href="mailto:michael@michaellangston.com">michael@michaellangston.com</a>  <a href="http://michaellangston.com">http://michaellangston.com</a></p>			
<b>High Price:</b>		<b>Contingent Remarks:</b>	<b>List Commission:</b> 3.5
<b>Sell Commission:</b> 2.5		<b>Other Comm.:</b>	<b>Short Sale:</b> No
<b>Foreclosure:</b> No		<b>Terms:</b>	<b>Lock Box Number:</b>
<b>Photo Available:</b> Y		<b>Owner:</b> Rob & Catherine Nelke	<b>Owner Phone:</b>
<b>Occupant:</b> Rarely		<b>How To Show:</b> Call Listing Agent	<b>Possession:</b>
<b>Listing Type:</b> Exclusive Right To Sell			
<b>County:</b> Tallapoosa		<b>Map Zone:</b> 3	
<b>Book Section:</b> Residential		<b>Waterfront:</b> Yes	<b>Lake Name:</b> Lake Martin
<b>Golf Course:</b> N		<b>Condo/Villa:</b> None	<b>Deeded:</b> Leased
<b>Total Rooms:</b>		<b>Total Bedrooms:</b> 3	<b>Total Bathrooms:</b> 2
<b>Total Full Baths:</b>		<b>Total Half Baths:</b>	<b>Total 3/4 Baths:</b>
<b>Total SqFt.:</b> 1,133		<b>SqFt. Source:</b>	<b>SqFt. 1:</b>
<b>SqFt. 2:</b>		<b>SqFt. 3:</b>	<b>SqFt. 4:</b>
<b>Year Built:</b> 1990		<b>Style:</b> Lake Home	<b>Mfd Home:</b> No
<b>Stories:</b> 2		<b>Garage Stall:</b> 0	<b>Garage Remarks:</b> No Garage
<b>Lot Remarks:</b> Low APC lease		<b>Lot Acres:</b>	
<b>Parcel Number:</b>		<b>Subdivision:</b>	<b>Area:</b>
<b>Zoning:</b>		<b>Taxes:</b>	<b>Tax Year:</b>
<b>Schools:</b> Dadeville			
<b>Hot Sheet Comment:</b> price			
<b>Directions:</b> Take a left onto Dead Timbers off Hwy 34. Take a right on Hickory Hill. Take a right on Primrose. Follow signs.			
<b>Legal:</b>			
<b>Public Remarks:</b> A cozy retreat big on charm, this 3 BR lake home with its arcadian feel instantly warms you up w/ hot amenities, including 405' (+/-) WF, floating dock, boatlift & expansive covered deck. Functional floor plan w/ flexible central living area complete w/ detached heated/cooled game room for relaxing w/ family and friends. Truly a little bit of paradise on Lake Martin. Get away TO it all!			
<b>Private Remarks:</b> Lock box is located on the street side door. Separate keys to game room are also on the lock box. The lease began on May 1, 2005 and will expire on April 30, 2035. The rent currently is \$3,744.77 annually or \$312.06 monthly.			
<b>Waterfront Features:</b> Pier; Seawall; Waterfront Footage: 405	<b>Utilities/Fuel:</b> Alabama Power; Cable TV Available	<b>Heating:</b> Heat Pump	
<b>Roof:</b> Metal	<b>Sewage:</b> Septic	<b>Cooling:</b> Heat Pump	
<b>Walls:</b> Drywall; Paneling	<b>Water:</b> Walnut Hill Wtr Assn	<b>Exterior:</b> Covered Deck; Covered Patio; Deck; Shrubs	
<b>Floors:</b> Partial Carpet; Tile; Vinyl	<b>Appliances:</b> Oven (Elec); Range (Elec); Water Heater (Elec)	<b>Miscellaneous:</b> Fees: +/- \$300 a month	
<b>Begin Date:</b> 07/29/2010	<b>End Date:</b> 07/02/2012	<b>Days On Market:</b> 596	
<b>List Price:</b> 399,000	<b>Original List Price:</b> 447,000	<b>Status Change Date:</b> 10/18/2011	
<b>LA:</b> Michael Langston; (256)750-5200; michael@michaellangston.com		<b>LO:</b> ERA Lake Martin Realty - Dadeville; (256)825-9092; lsellers@russellands.com	

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Prepared by Michael Langston on Friday, March 16, 2012 8:34 AM

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