



37 Clearwaters Dr., Dadeville, AL 36853  
MLS #09-957

LOOK NO FURTHER! This is a true lake home. Features include 4BR 2BA, heart pine floors, stone FP, cathedral ceilings w/open beams, stone island in kitchen, open floor plan with GREAT view! Second living area/gameroom downstairs w/lots of built-ins. Enjoy relaxing on the upper porch or lower screened porch while drinking in the view. Immaculate landscaping. One of the best on Lake Martin! Come see!

### Contract Information

Status	Active	List Price	649,000
Photo Available	Y	Occupant	Owner

### Reports

Listing Member	Patsy Wagenfuehr Office Phone: (334) 857.2953 : (256) 234.7242 Cell Phone: (256) 749.4422 Fax Number: (334) 857.2158 www.livingonlakemartin.com	Listing Office	RealtySouth Lake Martin Office Office Phone: (334) 857.2953
Property Type	Residential		

### Address Information

County	Tallapoosa	Map Zone	1
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### 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	4
Total Bathrooms	2	Total Full Baths	2
Total SqFt.	3,200	SqFt. Source	Owner/Seller
Year Built	1996	Style	Lake Home
Mfd Home	No	Stories	2
Garage Stall	0	Garage Remarks	None
Lot Remarks	Large almost level lot w/fruit-bearing trees & beautiful landscaping		
Lot Acres	1.08		

### Legal and Taxes

Area	1(one) Turner Rd/Overlook	Zoning	Single Family
Schools	Call Superintendent		

### Directions & Remarks

Directions Hwy 49S to right on 50W. Turn right on Bama Park Rd then left on Magnolia then right on Clearwaters Dr. House is the first on left with my sign.

### Details

<b>Waterfront Features:</b>	Pier; Seawall; Waterfront Footage: 169+/-	<b>Sewage:</b>	Septic
<b>Foundation:</b>	Basement	<b>Water:</b>	Walnut Hill Wtr Assn
<b>Roof:</b>	Architect. Shingle	<b>Appliances:</b>	Dishwasher; Dryer; Freezer; Microwave; Range (Elec); Washer; Water Heater (Elec)
<b>Siding:</b>	Cedar Siding	<b>Heating:</b>	Heat Pump
<b>Walls:</b>	Drywall	<b>Cooling:</b>	Heat Pump
<b>Floors:</b>	Partial Carpet; Tile; Wood Floors		
<b>Fireplace:</b>	Number of Fireplaces: 1		

**Utilities/Fuel:**

Alabama Power

**Exterior:**Deck; Gutters; Porch; Screen Porch;  
Shrubs; Sprinkler; Wooded**Miscellaneous:**

Restrictions

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Prepared by Patsy Wagenfuehr on Tuesday, July 13, 2010 4:34 PM

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