



553 Cold Creek Dadeville, AL 36853

MLS #11-632

WOW! You need to see this large new custom built Mediterranean style home on 30 acres w/creek & wildlife 5 minutes from Chuck's Marina. Large rooms w/10' plus ceilings. Granite & tile baths and gourmet kitchen. Separate game/media/entertaining room w/full BA. Big windows every room. 3BR/3BA. Enjoy nature setting w/large roomy home. Call for appointment now.

#### Contract Information

Status	Active	List Price	379,000
Photo Available	Y	Occupant	Owner
Possession	Close of Escrow		

#### Reports

Listing Member	Leroy Sellers CELL: 256-496-2141 FAX: 256-825-9093 HOME 1: 256-896-2203 BUSINESS: 256-215-7023 <a href="http://www.leroysellers.com">http://www.leroysellers.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		

#### Address Information

County	Tallapoosa
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#### 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	3	Total Full Baths	3
Total SqFt.	2,638	SqFt. Source	Courthouse Records
Year Built	2008	Style	Mediterranean
Mfd Home	No	Stories	1
Garage Stall	0	Garage Remarks	None
Lot Remarks	Flat front and gradually slopes away from house to back of property to creek.		
Lot Acres	30		

#### Legal and Taxes

Area	1(one) Turner Rd/Overlook	Schools	Call Superintendent
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#### Directions & Remarks

Directions Hwy 49 south out of Dadeville to Hwy 50, turn RIGHT go 4.7 miles to Cold Creek Rd. on the LEFT. Go .6 of a mile to property on LEFT. See sign.

#### Details

<b>Foundation:</b>	Slab	<b>Water:</b>	Walnut Hill Wtr Assn
<b>Roof:</b>	Architect. Shingle	<b>Appliances:</b>	

<b>Siding:</b>	Stucco Walls			Dishwasher; Garbage Disposal;
<b>Walls:</b>	Drywall			Microwave; Oven (Elec); Range (Elec);
<b>Floors:</b>	Partial Carpet; Tile			Range Hood; Water Heater (Elec)
<b>Fireplace:</b>	Number of Fireplaces: 1; Fireplace	<b>Heating:</b>		Heat Pump
	Descr.: wood	<b>Cooling:</b>		Heat Pump
<b>Utilities/Fuel:</b>	Alabama Power	<b>Exterior:</b>		Covered Patio; Shrubs; Wooded
<b>Sewage:</b>	Septic			

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Prepared by Leroy Sellers on Sunday, April 08, 2012 12:09 PM

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