



83 CHEYENNE Lane Dadeville, AL 36853  
MLS #11-644

Like-new furnished 2BR/1.5BA cabin.All tile downstairs/wood floors upstairs. Easy walk to Chuck's and easy drive to Auburn. Great get-away for boating fun and football week-ends. Great Buy!

### Contract Information

Status	Active	Status Change Date	06/02/2011
Begin Date	05/27/2011	Original List Price	299,000
List Price	299,000	List Commission	3
Sell Commission	3	Short Sale	No
Photo Available	Y	Owner	A.T. & M.S. Phillips
Owner Phone	256-496-2141	Occupant	Rarely
How To Show	Call 1st, Go	Possession	Close of Escrow
Listing Type	Exclusive Right To Sell		

### 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.leroy sellers.com">http://www.leroy sellers.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	25

### 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	2
Total Bathrooms	2	Total Full Baths	1
Total Half Baths	1	Total SqFt.	1,105
SqFt. Source	Courthouse Records	Year Built	2006
Style	Cabin	Mfd Home	No
Stories	2	Garage Stall	0
Garage Remarks	None		
Lot Remarks	Small sloping lot to water. Low up-keep		

### Legal and Taxes

Parcel Number	62 20 05 15 0 001 006.000	Area	1(one) Turner Rd/Overlook
Schools	Call Superintendent		

### Directions & Remarks

Directions Hwy 49 South out of Dadeville to Hwy 50. Turn RIGHT, go to Center Port, turn RIGHT. Turn Right at Chuck's Marina sign (Marina Rd.). Take 1st RIGHT (Cheyenne). 1ST house on LEFT. See sign.

Private  
Remarks Owner Motivated

Details			
<b>Waterfront Features:</b>	Boat Slip; Pier; Seawall	<b>Sewage:</b>	Septic
<b>Foundation:</b>	Crawl Space	<b>Water:</b>	Walnut Hill Wtr Assn
<b>Roof:</b>	Metal	<b>Appliances:</b>	Dishwasher; Dryer; Garbage Disposal; Microwave; Oven (Elec); Range (Elec); Range Hood; Refrigerator; Washer; Water Heater (Elec)
<b>Siding:</b>	Hardi-plank	<b>Heating:</b>	Heat Pump
<b>Walls:</b>	Drywall	<b>Cooling:</b>	Heat Pump
<b>Floors:</b>	Tile; Wood Floors	<b>Exterior:</b>	Covered Patio; Porch; Screen Porch; Shrubs
<b>Fireplace:</b>	Number of Fireplaces: 1; Fireplace Descr.: Wood	<b>Miscellaneous:</b>	Fees: \$350 Quarter; Restrictions: HOA
<b>Utilities/Fuel:</b>	Alabama Power; Propane		

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Prepared by Rhonda Jaye on Tuesday, June 21, 2011 3:58 PM

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