



198 West Murphy Lane Dadeville, AL 36853

MLS #13-1028

The "Secret" lake next to Lake Martin. 45 acre fishing lake w/nice homes. Peaceful and quiet, but less than 10 minutes to 3 Lake Martin marinas & 1 boat ramp for easy access to Lake Martin without the expense. Flat double lot w/big view and 365'WF. Nice home w/large basement room for guests. Large two car garage with plenty of room for work bench area. 10'x20'Cook-out/gazebo shelter by the pier.

#### Contract Information

Status	Active	List Price	319,000
Photo Available	Y	Owner Phone	256-496-2141
Occupant	Rarely	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.leroy sellers.com">http://www.leroy sellers.com</a>	Listing Office	Lake Martin Realty - Dadeville Office Phone: 256-825-9092
Property Type	Residential		

#### Address Information

County	Tallapoosa
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#### General Property Description

Book Section	Residential	Realtor.com Type	Residential Single Family
Waterfront	Yes	Lake Name	Murphy Lake
Golf Course	N	Condo/Villa	None
Deeded	Deeded	Total Bedrooms	4
Total Bathrooms	3	Total Full Baths	3
Total SqFt.	2,250	SqFt. Source	Owner/Seller
Year Built	1992	Style	Lake Home
Mfd Home	No	Stories	1.50
Garage Stall	2	Garage Remarks	Attached
Lot Remarks	Flat, trees and shrubs and double lot		

#### Legal and Taxes

Subdivision	Murphy Lake	Area	1(one) Turner Rd/Overlook
Schools	Call Superintendent		

#### Directions & Remarks

Directions Hwy 49 S. to Hwy 50(Walnut Hill),turn RIGHT, go to Murphy Lake Rd., turn LEFT, follow into SD to dead end, turn RIGHT, turn LEFT on Murphy Lane to Red Siding home at end of street.

#### Details

<b>Waterfront Features:</b>	Pier; Waterfront Footage: 365'	<b>Sewage:</b>	Septic
<b>Foundation:</b>	Basement; Crawl Space	<b>Water:</b>	Walnut Hill Wtr Assn

<b>Roof:</b>	Metal	<b>Appliances:</b>	Dishwasher; Dryer; Garbage Disposal;
<b>Siding:</b>	Cedar Siding; Hardi-plank		Microwave; Oven (Elec); Range (Elec);
<b>Walls:</b>	Drywall		Range Hood; Refrigerator; Washer;
<b>Floors:</b>	Partial Carpet; Wood Floors		Water Heater (Elec)
<b>Fireplace:</b>	Number of Fireplaces: 2; Fireplace	<b>Heating:</b>	Heat Pump; Other
	Descr.: #1 Gas / #2 Wood	<b>Cooling:</b>	Heat Pump
<b>Utilities/Fuel:</b>	Alabama Power; Cable TV	<b>Exterior:</b>	Deck; Gutters; Porch; Shrubs
		<b>Miscellaneous:</b>	Fees: 100yr; Restrictions: HOA

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