



44 POPLAR Point Dadeville, AL 36853

MLS #13-1030

Great Value for a 3BR/2.5BA villa on good water and view. Nice dock w/room for boat and PWC. Covered porch. Completely furnished with nice furniture. Just bring your toothbrush and water toys.

### Contract Information

Status	Active	List Price	279,900
Photo Available	Y	Owner Phone	256=496=2141
Occupant	Weekends	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	Map Zone	2
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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	Villa
Deeded	Deeded	Total Bedrooms	3
Total Bathrooms	3	Total Full Baths	2
Total Half Baths	1	Total SqFt.	1,636
SqFt. Source	Courthouse Records	Year Built	1979
Style	Villa	Mfd Home	No
Stories	2	Garage Stall	0
Garage Remarks	Parking Pad		
Lot Remarks	small lawn area at water and natural the remainder.		

### Legal and Taxes

Subdivision	StillWaters	Area	2(two) StillWaters/Barrons Bridge
Zoning	Residential Multiple	Schools	Call Superintendent

### Directions & Remarks

Directions Hwy 49 Stillwaters Gate onto Moonbrook. Go to 2nd STOP sign, turn RIGHT, Poplar Point on LEFT. Turn in and go to 2nd drive on RIGHT and look for #44 (next to #43). #44 sign is missing.

### Details

<b>Waterfront Features:</b>	Pier; Seawall	<b>Sewage:</b>	Community Sewer
<b>Foundation:</b>	Combo	<b>Water:</b>	Walnut Hill Wtr Assn
<b>Roof:</b>	Composition	<b>Appliances:</b>	Dishwasher; Dryer; Freezer; Microwave; Oven (Elec); Range (Elec); Range Hood;

<b>Siding:</b>	Cedar Siding		Refrigerator; Washer; Water Heater (Elec)
<b>Walls:</b>	Drywall		Heat Pump
<b>Floors:</b>	Partial Carpet; Tile; Wood Floors	<b>Heating:</b>	Heat Pump
<b>Fireplace:</b>	Number of Fireplaces: 1; Fireplace	<b>Cooling:</b>	Covered Deck; Gutters; Shrubs; Wooded
	Descr.: wood	<b>Exterior:</b>	Fees: \$365yr+100Fire; Restrictions: SSWHOA
<b>Utilities/Fuel:</b>	Alabama Power	<b>Miscellaneous:</b>	

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