



87 BENNETT Lane Jacksons Gap, AL 36861

MLS #12-1190

Nice, well built cabin-look home in neighborhood of similar homes. Good water 6-9 months of year. Year round view of big water from property. Covered patio area at pier. 3/2.5 w/hardwood floors, custom cabinets w/granite tops, hand carved vanities in baths. Wrap around covered porch. Master w/private covered porch.

#### Contract Information

Status	Active	List Price	329,900
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.leroysellers.com">http://www.leroysellers.com</a>	Listing Office	Lake Martin Realty - Dadeville Office Phone: 256-825-9092
Property Type	Residential		

#### Address Information

County	Tallapoosa	Map Zone	4
--------	------------	----------	---

#### 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 Rooms	8
Total Bedrooms	3	Total Bathrooms	2.50
Total Full Baths	2	Total Half Baths	1
Total SqFt.	1,620	SqFt. Source	Courthouse Records
SqFt. 1	810	SqFt. 2	810
Year Built	2007	Style	Lake Home
Mfd Home	No	Stories	2
Garage Stall	0	Garage Remarks	Parking Pad
Lot Remarks	Flat with slope to water from house		
Lot Acres	0.42		

#### Legal and Taxes

Area	4(four) Sandy Creek/Manoy Creek	Schools	Call Superintendent
------	---------------------------------	---------	---------------------

#### Directions & Remarks

Directions Young's Ferry Road, LEFT on Point Cloxson and bear LEFT on Bennett Lane. Yellow house on LEFT.

#### Details

<b>Waterfront Features:</b>	Pier; Seawall; Waterfront Footage: 80+w/	<b>Water:</b>	Jackson Gap Wtr Assn
<b>Foundation:</b>	Combo	<b>Appliances:</b>	

<b>Roof:</b>	Metal		Dishwasher; Oven (Elec); Range (Elec);
<b>Siding:</b>	Wood Siding		Range Hood; Refrigerator; Water Heater
<b>Walls:</b>	Drywall		(Elec)
<b>Floors:</b>	Partial Carpet; Tile; Wood Floors	<b>Heating:</b>	Heat Pump
<b>Utilities/Fuel:</b>	Alabama Power	<b>Cooling:</b>	Heat Pump
<b>Sewage:</b>	Septic	<b>Exterior:</b>	Covered Deck; Porch; Shrubs

---

Information is deemed to be reliable, but is not guaranteed. © 2013 [MLS](#) and [FBS](#). Prepared by Leroy Sellers on Sunday, August 11, 2013 9:46 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.