



**LEE GODFREY, BROKER, CRS**

OFFICE: 731-664-2308  
CELL: 731-343-2900  
WEB SITE: [www.LeeGodfrey.com](http://www.LeeGodfrey.com)  
EMAIL: [lee@leegodfrey.com](mailto:lee@leegodfrey.com)



Real Estate Now

*Property Profile*



**1143 WOODLAWN SHORES - \$529,900**  
**Woodlawn Shores Subdivision**  
**"Prime Waterfront Property"**

4 Bedrooms - 3 Full Baths  
3551 Sq Ft. Living Area  
Extra Deep Garage for  
Boat Storage

**ROOM ARRANGEMENT**

First Floor

Foyer, Kitchen/Dining Room/Great Room Combination, Master Bedroom Suite, 2nd Bedroom w/2nd Full Bath off Hallway, Bonus or Rec Room

Upstairs

2 Bedrooms, 1 Full Bath

**GENERAL INFORMATION**

Floor coverings: Hardwood - Ceramic Tile  
Type Roof: Metal  
Heat & Air: 1 Central Unit  
Fuel: Gas Heat/Electric Air  
Water Heaters: One Electric  
Water Supply: Woodlawn Shores (\$15/Mo)  
Sewage Disposal: Septic  
**Age: 8 Yrs (Built 2002)**  
**Annual Taxes: \$1,835.00 (2 Lots)**

**ROOM SIZES**

Foyer	6 x 8
Kitchen/DR/GR	31 x 31
Master Bed Rm	21 x 15
Bedroom #2	12 x 11
Bedroom #3	12 x 11
Bedroom #4	16 x 26
Laundry Room	8 x 15
Rec Room	15 x 15

**APPLIANCES INCLUDED**

Stainless Self-Clean Range  
Stainless Microwave Venthood  
Stainless Dishwasher  
Refrigerator  
Disposal  
Washer & Dryer

**ITEMS INCLUDED**

All Window Treatments



**LEE GODFREY, BROKER, CRS**

OFFICE: 731-664-2308  
CELL: 731-343-2900  
WEB SITE: [www.LeeGodfrey.com](http://www.LeeGodfrey.com)  
EMAIL: [lee@leegodfrey.com](mailto:lee@leegodfrey.com)



Real Estate Now

## *Property Profile*

### LOT SIZE

2 Lots  
Plat on File in Office

### Directions to Property

I-40 to Exit 126 (Camden/Parsons Exit)  
South on Hwy 69 towards Parsons for 5.9 miles  
Left on Old Hwy 69/Bohannas Landing Road/Cherokee Heights Road  
for 3.6 miles (After turning left onto Old Hwy 69 and traveling 8/10  
miles, go straight, not left)  
Left on Woodlawn Shores Road 1.1 miles  
House on Left

*Thank You  
For Your Interest  
-Lee Godfrey  
731-343-2900*

*Top Quality Professional Service You Deserve!*

### SPECIAL FEATURES

- \* Fabulous Views of Tennessee River
- \* Stone & Vinyl Shake Siding Construction
- \* Interior Wood & Log Construction
- \* Entry with Log Staircase to Balcony
- \* Solid Wood Doors Throughout
- \* 2 Story Great Room/Dining Room/Kitchen w/Ceramic Floors, Gas Log  
Fireplace, Breakfast Bar & Ceramic Counter Tops
- \* 2nd Bedroom Downstairs
- \* Bonus Room or Rec Room Downstairs (Currently being used as Bed-  
room)
- \* 2nd Full Bath off Hallway w/Ceramic Tile Floor
- \* Upstairs has Hardwood Floors & Tin Ceilings
- \* 3rd Full Bath Upstairs w/Ceramic Tile Floor
- \* 3rd Bedroom Upstairs
- \* 4th Bedroom w/Sitting Area & Open Balcony to Downstairs
- \* Separate Laundry Room in Basement w/Washer, Dryer & Wash Sink
- \* Oversized Extra Deep 18' x 46' Garage in Basement w/Electric Garage  
Door
- \* Circle Concrete Driveway
- \* Over 1,000 sq. ft. Wrap Around Deck & Concrete Patio
- \* \$40/Year (20/Lot) - Woodlawn Shores Property Owners Association  
Dues
- \* Propane Tank is Leased from HLC Cullipher, Alamo, TN (There is no  
charge for leasing the tank)
- \* House is Selling Unfurnished Except for Included Appliances

*Page 2 of 3*



**LEE GODFREY, BROKER, CRS**

OFFICE: 731-664-2308

CELL: 731-343-2900

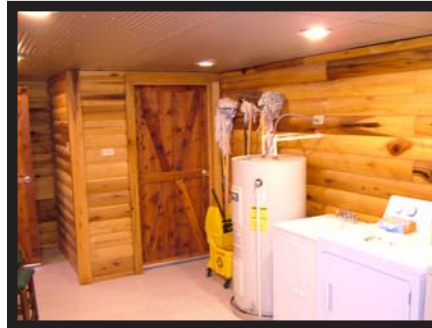
WEB SITE: [www.LeeGodfrey.com](http://www.LeeGodfrey.com)

EMAIL: [lee@leegodfrey.com](mailto:lee@leegodfrey.com)



Real Estate Now

## *Property Profile*



*Top Quality Professional Service You Deserve!*

*Page 3 of 3*