



**LEE GODFREY, BROKER, CRS**

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Real Estate Now

*Property Profile*



**1143 WOODLAWN SHORES - \$455,000**  
**Woodlawn Shores Subdivision**

**"Prime Waterfront Home"**

Furniture Negotiable  
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: \$2,463**

**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



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#### LOT SIZE

245' x 114' x 45' x 205'  
Irregular Shape  
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 Bedroom)
- \* 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'x46' Garage in Basement w/Electric Door
- \* Circle Concrete Driveway
- \* Over 1,000 sq. ft. Wrap Around Deck & Concrete Patio
- \* \$20/Year - 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

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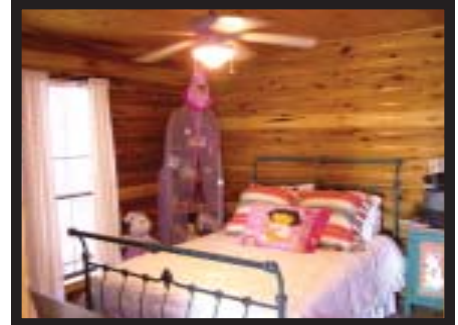
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