



LEE GODFREY, BROKER, CRS

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Real Estate Now

Property Profile



160 EMERALD LAKE DRIVE - \$ 895,000

EMERALD LAKE SUBDIVISION

One Of A Kind Lakefront Home
Located on a Cove in Gated Community
Serene Setting with Panoramic View of Emerald Lake
Custom Built and Owned by Charles Markham
Open Floor Plan with Expansive Rooms
Amenities You'll Find Nowhere Else

Top Quality Professional Service You Deserve!

ROOM ARRANGEMENT

First Floor

Foyer, Library/Study, Formal Dining Room, Great Room, Master Suite, Second Bedroom Suite, Eat-N-Kitchen with adjacent Hearth Room, 1/2 Bath & Separate Laundry Room

Second Floor

3rd & 4th Bedroom Suites + Recreation/Media Room

GENERAL INFORMATION

Floor coverings: Hardwood/Tile/Marble/Carpet
Type Roof: Architectural
Heat & Air: 4 Central Units
Fuel: Gas Heat/Electric Air
Water Heaters: 1 Gas /1 Electric
Water Supply: Public (JEA)
Sewage Disposal: Public (JEA)
Age: 4 Years (Built in 2005)
Annual Taxes: \$7,821
Approximate Sq. Ft. 6277 Sq. Ft. Living Area
1393 Sq. Ft. in Garage and Covered Porch

APPLIANCES INCLUDED

Viking 6 burner downdraft gas range + grill with 2 self cleaning ovens
Sub-Zero Refrigerator
Stainless Asco Dishwasher
Stainless Amana Microwave
Stainless Kitchenaide trash compactor
Scottsman Ice maker in wet bar
Disposal

ITEMS INCLUDED

Mailbox
All Window Treatments

ITEMS EXCLUDED

Personal Items

LOT SIZE

Approximately .92 Acres
Street Front 140.00 Ft
Left 274.70 Ft
Lake Front 131.96 Ft
Right 317.12 Ft

Plat on File in Office

SCHOOL ZONES

Elementary: Thelma Barker
Middle: North Parkway
High School: North Side



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ROOM SIZES

Foyer	16 x 10
Study	15 x 14
Dining Rm	16 x 15
Great Room	20 x 19
Eat In Kitchen	28 x 16
Hearth Room	30 x 22
Master Bed Rm	17 x 15
Master Sitting Rm	15 x 12
Master Bath	21 x 15
Master Closet	21 x 8
Bedroom Suite #2	15 x 14
Bedroom Suite #3	15 x 15
Bedroom Suite #4	14 x 14
Rec/Media Room	35 x 19
Laundry Room	12 x 9

*Thank You for
Your Interest
-Lee Godfrey*

Top Quality Professional Service You Deserve!

SPECIAL FEATURES

- * 2 Story Entry w/Tile & Marble Floor
- * Double Arched Wooden Doors
- * Formal Dining Room w/Hardwood Floor & Triple Arched Windows & Plantation Shutters
- * Study w/Hardwood Floor, Beamed Ceiling & Built-In Cabinets
- * Hardwood Staircase w/Wrought Iron Spindles
- * 2 Story Great Room w/Built-Ins, Marble Gas Log Fireplace & Exit to Covered Porch
- * Master Bedroom Suite Features: Coffered Ceiling, Brocade Faux Finished Walls, Sitting Room w/Hardwood Floor, Marble Gas Log Fireplace, Built-In Entertainment Center & Exit to Covered Porch
- * Master Bath With: Marble Floor & Dome Ceiling, Breakfast Bar - Silestone Counters & Wine Rack, Center Island Whirlpool Tub, His & Her Vanities w/Silestone Tops & Undermount Sinks, 7' x 7' Marble Walk-In Shower w/ Dual Shower Heads & Water Massage
- * Eat-N-Kitchen Features: Viking 6 Burner Gas Range w/Downdraft Grill & 2 Self-Clean Ovens, Stainless Kitchenaid Trash Compactor, Built-In Sub Zero Refrigerator, Stainless Asko Dishwasher, Built-In Stainless Amana Microwave, Silestone Counter - Undermount Stainless Sink & Under Counter Lighting, Work Island w/Silestone Counter, Undermount Stainless Vegetable Sink, Breakfast Bar, Built-In Spice Racks & TV Cabinet, Walk-In Pantry
- * Wet Bar in Eat-N-Kitchen w/Silestone Counter, Undermount Sink, Scottsman Ice Maker, Liquor & Wine Racks
- * 1/2 Bath off Kitchen w/Furniture Vanity & Brocade Faux Finished Walls
- * Vaulted Keeping Room Features: Tile Floor, Open Beam Construction, Stacked Stone Gas Log Fireplace
- * Second Bedroom Suite off Keeping Room w/Private Bath & Walk-In Closet
- * Laundry Room off Rear Hall w/Ceramic Floor, Abundant Cabinets & Deep Laundry Sink
- * Upstairs Features: 2 Bedroom Suites w/Private Baths & Walk-In Closets
- * Rec Room w/Laminate Floor & Wet Bar
- * Termite Contract w/Golden Circl Exterminators



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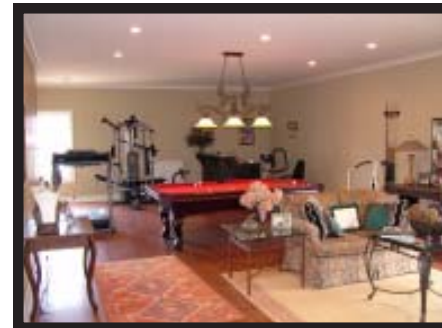
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