



LEE GODFREY, BROKER, CRS

OFFICE: 731-664-2308

CELL: 731-343-2900

WEB SITE: www.LeeGodfrey.com

EMAIL: leewgodfrey@bellsouth.net



Real Estate Now

Property Profile



**19 HICKORY LANE - \$119,500
WOODLAWN SHORES SUBDIVISION**

"Completely Renovated - January '04"

2 Bedroom - 1 Full Bath

Eat-N-Kitchen & Great Room

937 Sq. Ft. Living Area

24' x 26' Enclosed Garage w/Full Bath

Detached 24' x 13' Carport

Top Quality Professional Service You Deserve!

ROOM ARRANGEMENT

First Floor

Great Room, Eat-N-Kitchen, Separate Laundry Room, 2 Bedrooms - 1 Bath, (2nd Full Bath in Detached Garage)

GENERAL INFORMATION

Floor coverings:	CeramicTile/Carpet
Type Roof:	Architectural
Heat & Air:	1 Central Unit
Fuel:	Natural Gas Heat/Electric Air
Water Heaters:	1 Electric
Sewage Disposal:	Septic
Water:	Woodlawn Shores Community Well \$15/Month
Age:	42 Years (Built in 1968)
Annual Taxes:	\$288.60

ROOM SIZES

Great Room	15 x 15
Eat-N-Kitchen	23 x 11
Master Bed Rm	11 x 10
Bedroom #2	11 x 10
Laundry Room	8 x 5

*Thank You for
Your Interest
-Lee Godfrey*

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Directions to Property

I-40 to Exit 126 (Camden/Parsons). South on Highway 69 Towards Parsons for 5.9 miles, Left at old abandoned beer joint on Old Highway 69/Bohanas Landing Road/Cherokee Heights Road (All Same Rad) for 3.5 miles, (After turning on Old Highway 69 and traveling 3/4 mile go straight, not left), Left on Oak Park Drive for 8/10 mile, Left on Hickory Lane, house on Left

LOT SIZE

*Corner Lot
Approximately
50' x 160'*

Plat on File in Office

APPLIANCES INCLUDED

Range/Oven
Microwave
Refrigerator
Dishwasher
Washer & Dryer

SCHOOL ZONES

Elementary: Decatur County
Middle: Decatur County
High School: Decatur County

ITEMS INCLUDED

All Window Treatments
* See Special Features

ITEMS EXCLUDED

See Special Features

SPECIAL FEATURES

- * Like New Condition
- * Renovations Since January '04
 - * New Ceramic in Kitchen, Great Room, Laundry Room, Hall & Bathroom
 - * New Carpet in Both Bedrooms
 - * New Insulation
 - * New Vinyl Siding
 - * New Kitchen Cabinets, Counters & Dishwasher
 - * New Propane Gas Log Fireplace
 - * New Vinyl Windows
 - * New Exterior Doors
 - * New Water Heater
- * Termite Contract w/Brushers Pest Control
- * Detached Garage Features:
 - * Full Bath w/Shower
 - * Water Heater
 - * Insulated w/Window A/C Unit
 - * 30 Amp Camper Hookup w/Septic Connection
- * Items That Remain with House:
 - * Kitchen Table & Chairs
 - * Bar Stools
 - * All Area Rugs
 - * Kitchen Cutting Board Table by Stove
 - * Bedroom Suite in Back Bedroom at End of Hall
 - * A/C Unit in Garage



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