



**LEE GODFREY, BROKER, CRS**

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Real Estate Now

*Property Profile*



**22 GLENHURST DRIVE - \$99,500  
FOREST POINTE SUBDIVISION**

**"Neat as a Pin"**

3 Bedrooms - 2 Full Baths  
1454 Sq. Ft. Living Area  
Double Enclosed Garage  
+ Covered Patio

*Top Quality Professional Service You Deserve!*

**ROOM ARRANGEMENT**

First Floor

Foyer, Great Room, Split Bedroom Plan, 3 Bedrooms, 2 Full Baths, Large Eat-N-Kitchen, Separate Laundry Room

**GENERAL INFORMATION**

Floor coverings: Carpet/Ceramic Tile/Hardwood  
Type Roof: Architectural  
Heat & Air: 1 Central Unit  
Fuel: Gas Heat/Electric Air  
Water Heaters: 1  
Water Supply: Public (JEA)  
Sewage Disposal: Public (JEA)  
**Age: 13 Years (Built 1995)**  
**Annual Taxes: \$1,140.00**  
**Average Utilities: \$ 165.53**

**ROOM SIZES**

Foyer	4 x 8
Great Room	22 x 14
Kitchen	15 x 12
Master Bed Rm	15 x 12
Bedroom #2	12 x 12
Bedroom #3	12 x 11
Laundry Room	5 x 10

**APPLIANCES INCLUDED**

Range/Oven  
Dishwasher  
Disposal

**ITEMS INCLUDED**

All Window Treatments  
Mailbox



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**SCHOOL ZONES**

Elementary: Pope  
Intermediate: Andrew Jackson  
Middle: Tigrett  
High School: Jackson Central Merry

**LOT SIZE**

80' x 130'

Approximately  
.24 Acres

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

**SPECIAL FEATURES**

- \* New Roof - April 2008
- \* Excellent Condition Inside & Out
- \* Carpet in Great Room and Bedrooms
- \* Ceramic in Baths, Kitchen & Laundry Room
- \* Master Suite Features Salon Bath w/Whirlpool Tub, Separate Shower and Walk-In Closet
- \* Front Glass Storm Door
- \* Wood Fence in Back yard
- \* Covered Patio
- \* Various Trees: Bartlett Pear, Crepe Myrtles, Red Leaf Maple, Silver Leaf Maple, Pin Oak, Rose Bushes



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