



**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)



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*Property Profile*



**222 EMERALD LAKE DRIVE - \$685,000**  
**Emerald Lake Subdivision**

**"Custom Built 2 Year Old Brick Home in  
Gated Lake Community"**

5 Bedrooms - 4 1/2 Baths  
Dining Room - Great Room - Eat-N-Kitchen - Hearth Room -  
Media Room - Full Basement - Covered Patio  
4112 Sq. Ft. Living Area  
Triple Enclosed Garage + Full Unfinished Basement  
2+ Acre Wooded Lot

*Top Quality Professional Service You Deserve!*

**ROOM ARRANGEMENT**

First Floor

Foyer, Formal Dining Room, Great Room, Eat-N-Kitchen with Adjacent  
Hearth Room, Separate Laundry Room - Split Bedroom Plan, 5 Bed-  
rooms, 4 Full Baths

Second Floor

Media Room with 1/2 Bath

Lower Level

2390 Sq. Ft. Unfinished Basement

**GENERAL INFORMATION**

Floor coverings: Hardwood/Tile/Carpet  
Type Roof: Steel Tile  
Heat & Air: 3 Central Units  
Fuel: Gas Heat/Electric Air  
Water Heaters: 2 Gas Fired  
Water Supply: Public (JEA)  
Sewage Disposal: Public (JEA)  
**Age: 2 Years (Completed January 2007)**  
**Annual Taxes: \$6,652**

**STAINLESS APPLIANCES**

Viking 4 Ft. Built-In Refrigerator  
Double Jenn-Aire Convection/Self-  
Cleaning Ovens  
Viking 4 Ft. - 6 Burner Gas Cooktop  
48" Ventahood  
Fisher Paykel 2 Drawer Dishwasher  
Scotsman Ice Machine  
Jenn-Aire 30" Warming Drawer  
Frigidaire Built-In Microwave  
2 Disposals

**ITEMS INCLUDED**

All Window Treatments -  
Except 2 Bedrooms

**ITEMS EXCLUDED**

Drapes in 2 Bedrooms that  
have connecting bath

**SCHOOL ZONES**

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



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### ROOM SIZES

Foyer	9 x 7
Great Rm	18 x 15
Dining Rm	16 x 14
Hearth Room	20 x 20
Kitchen	20 x 15
Master Bed Rm	22 x 16
Bedroom #2	16 x 12
Bedroom #3	14 x 12
Bedroom #4	12 x 12
Bedroom #5	12 x 11
Media Room	31 x 16
Laundry Room	9 x 6

### LOT SIZE

2+ Wooded Acres  
at end of  
cul-de-sac  
Survey Plat  
on File in Office

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

### SPECIAL FEATURES

- \*Private Gated Community with Private Lake for homeowners & guests
- \*2+ Acre Wooded lot with view of Emerald Lake from covered patio
- \*Brick Construction with Vinyl clad Low-E windows, Decra Tile steel roof & Buffalo steel front door
- \*Split Bedroom Plan (2 on right side - 3 on left side, all on main level)
- \*20 Ft Ceiling in DR, 12 Ft in Kit, Hearth Rm & BR2, 10 Ft in Master BR, Octagonal vaulted wood ceiling in Grt Rm
- \*Bay windows in Grt Rm, Hearth Rm, Master BR, Master BA & BR2

### SPECIAL FEATURES (CONTINUED)

- \*Hardwood in Foyer, Dining Rm, Grt Rm, Kitchen, Hearth Rm, Master BR, BR2 & hallway
- \*Ceramic Tile in Bathrooms & Laundry Rm
- \*Carpet in BR3, BR4, BR5 & Media Rm
- \*Formal Dining Rm with 20 Ft ceiling, plantation shutters and handmade medallion on ceiling
- \*Kitchen features stepped up breakfast bar, center island, Cherry cabinets, Granite counter tops, ceramic backsplash, undercounter lighting, Farm-house stone kitchen sink + stone vegetable sink
- \*Separate Laundry Rm off kitchen features abundant cabinets, deep laundry sink & built in ironing board
- \*Hearth Rm features 2 sided vented gas log fireplace, built-in bookcases & entertainment center
- \*Master BR Suite features 2 separate walk-in closets and exquisite Master Bath with: his/her vanities, ceramic tops, stone sinks, whirlpool tub, ceramic shower (2 heads, wand & body spray), separate potty rm, linen closet
- \*BR2 has plantation shutters + full bath off hall, BR3 & BR4 have connecting bath, BR5 has full bath off hall
- \*Media Rm upstairs with 1/2 Bath & separate HVAC unit
- \*Engineered concrete porch with wrought iron handrails, 435 Sq Ft is covered with gas log FP, natural gas connection for grill, and entrances into Hearth Rm, Grt Rm, Master BR & rear hall
- \*2390 Sq Ft unfinished poured concrete Basement/Storm Shelter off garage with double doors to back yard
- \*NEVER BE WITHOUT ELECTRICITY (Guardian 25KW natural gas generator with automatic transfer switch)
- \*Security System
- \*Central Vacuum in house & garage with toe operated sweep receptacle in kitchen
- \*Triple Enclosed Garage with Electric Door Openers
- \*Washed Limestone driveway
- \*Front & Side yards Irrigated & sodded with Zoysia
- \*Termite contract with Mack Pest Control



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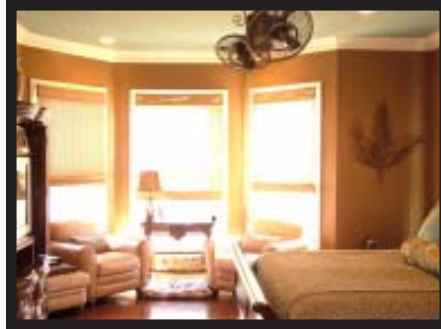
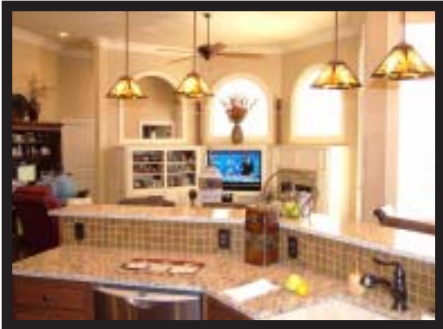
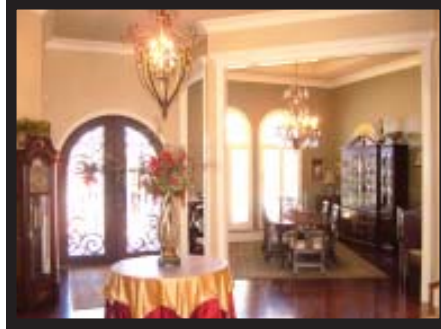
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