



LEE GODFREY, BROKER, CRS

OFFICE: 731-664-2308
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Real Estate Now

Property Profile



Riverview Cabin at Ponderosa
2226 RIDGEWAY DRIVE - \$299,000

"Fabulous Tennessee River View"

3 Bedrooms - 3 Full Baths
1942 Sq. Ft. Living Area
Basement Garage
Covered Back Porch

Top Quality Professional Service You Deserve!

ROOM ARRANGEMENT

First Floor

Eat-N-Kitchen - Great Room Combination, 2 Bedrooms - 2 Baths
(One Master Suite) - Covered Deck

Basement Level

2nd Master Suite, 2 Garages

GENERAL INFORMATION

Floor coverings: Carpet/Hardwood
Type Roof: Standing Seam (Metal)
Heat & Air: 1 Central Unit
Fuel: Electric Heat Pump
Water Heaters: 1 Electric
Sewage Disposal: Septic
Water: Ponderosa Community Water
Age: 4 Years (Built 2006)
Annual Taxes: \$ 871

ROOM SIZES

Great Rm	22 x 22
Kitchen	22 x 13
Master Bed Rm	18 x 18
Bedroom #2	15 x 11
Bedroom #3	15 x 10
Laundry Room	6 x 6

APPLIANCES INCLUDED

Gas Range/Electric Oven
Dishwasher
Disposal
Under Counter Ice Machine
Side x Side Refrigerator
Microwave Venthood



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ITEMS INCLUDED

All Window Treatments

ITEMS EXCLUDED

Personal Property

LOT SIZE

176 x 215 x 201 x 150

Irregular

Plat on File in Office

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

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SPECIAL FEATURES

- * Entire Upstairs Features #1 Caribbean Pine Floors
- * Vaulted Great Room & Kitchen w/Beaded Ceiling
- * Solid Pine Doors
- * Knotty Pine Cabinets
- * Copper Topped Breakfast Bar
- * Hand Painted Mural of Delta Queen on Tennessee River
- * Propane Gas Logs in Great Room
- * Propane Gas Heater in Garage
- * Outside is Virtually Maintenance Free and Features:
 - * Vinyl Shake Siding
 - * Standing Seam 24 Gauge Metal Roof
 - * Copper Roof Over Front Porch
 - * 38' x 10' Covered Deck w/Composite Decking
 - * Wrought Iron Hand Rails & Steps
 - * ViWintec Vinyl Windows

Directions to Property

Take I-40 East to Exit 126, Go South on Hwy. 69 for .14 mile, Left on McIlwain Rd. 1.86 miles, Right on Old Hwy. 69 for 1.46 miles (past Sugar Tree Post Office), Left on Hog Creek Rd. for 4.75 miles to Ponderosa Store. At Ponderosa Store Bear Right on Marina Drive for .13 mile, Left on Ridgeway for .22 mile, Bear Right on Hill Side Drive for .26 mile, Bear Right on Ridgeway Drive for .23 mile, House on Left

Page 2 of 3



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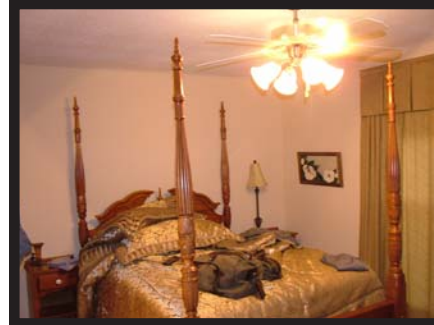
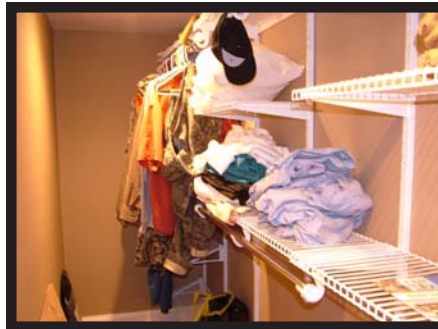
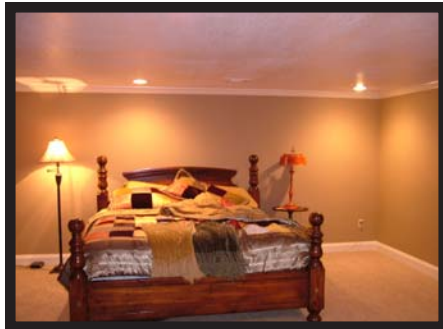
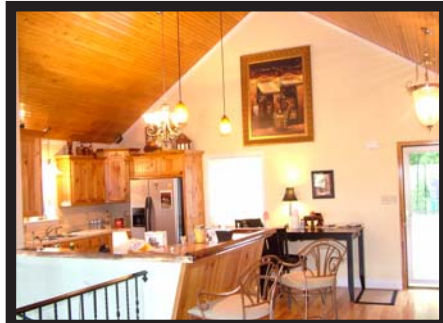
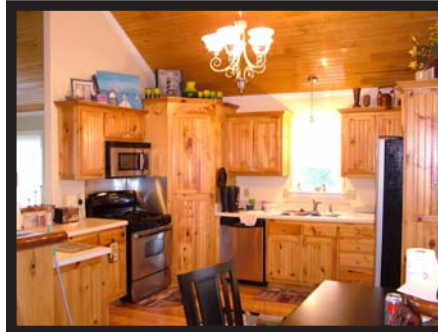
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Page 3 of 3