



LEE GODFREY, BROKER, CRS

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Real Estate Now

Property Profile



274 FRED COLE LANE - \$425,000
Located on Lick Creek

**"Fully Furnished Cedar Cabin
on Lick Creek"**

3 Bedrooms - 3 Full Baths

2109 Sq. Ft. Living Area

Screened Porch + Covered Deck

Double Enclosed Garage with Electric Opener + Double Carport

Top Quality Professional Service You Deserve!

ROOM ARRANGEMENT

First Floor

Open Vaulted Great Room, Eat-N-Kitchen, Separate Laundry Room, Master Suite, 2nd Bedroom & 2nd Full Bath

Second Floor

3rd Bedroom & 3rd Full Bath

GENERAL INFORMATION

Floor coverings: Hardwood Throughout
Type Roof: Metal
Heat & Air: New Central Unit - January, 2010
Fuel: Propane Gas Heat/Electric Air
Water Heaters: 1 Electric
Sewage Disposal: Septic
Water: Public (North Utility District)
Age: 6 Years (**Built 2004**)
Annual Taxes: \$ 1,075

ROOM SIZES

Great Rm	24 x 19
Kitchen	19 x 16
Master Bed Rm	15 x 15
Bedroom #2	15 x 13
Bedroom #3	20 x 15
Laundry Room	5 x 10

APPLIANCES INCLUDED

Stainless Self Clean Glass Top Range
Stainless Side/Side Refrigerator
Stainless Dishwasher
Stainless Microwave
Stainless Venthood
Stainless Wine Cooler

ITEMS INCLUDED

Completely Furnished

ITEMS EXCLUDED

Call Agent for List

Page 1 of 3



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LOT SIZE

Front 104.00 FT.
Left 326.00 FT.
Rear 84.00 FT.
Right 322.00 FT.

Approximately
.702 Acre
Per Surveyor

SCHOOL ZONES

Elementary: Decatur
Middle: Decatur
High School: Decatur

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

Top Quality Professional Service You Deserve!

SPECIAL FEATURES

- * Breathtaking Panoramic View of Lick Creek w/Private Hilltop Setting
- * Master Bedroom features: New Salon Bath w/Ceramic Shower & Cedar Lined Walk-In Closet
- * New Double Carport & Extra Concrete Parking
- * New Central HVAC Unity - January, 2010
- * Cedar Siding Exterior - Log Construction Interior
- * Hardwood Floors Throughout - Hickory Hardwood Floors Downstairs - Oak Hardwood Upstairs
- * Granite Countertops in Kitchen and all 3 Baths
- * Solid Wood Doors Throughout
- * Wood & Metal Ceilings Throughout
- * Unique Lighting Fixtures
- * All Bedrooms Have Private Bath
- * Vaulted Great Room w/Gas Log Fireplace & Cedar Staircase to Upstairs
- * Master Bedroom w/Decorative Fireplace & Walk In Closet
- * Spacious Covered Deck Overlooking Creek w/ Outside Gas Log Fireplace
- * Screened Porch
- * Beautifully Landscaped Wooded Lot
- * Winding Concrete Drive
- * Double Enclosed Garage with Electric Opener + Double Carport

Directions to Property

I-40 to Exit 126 (Camden/Parsons Exit)
South on Hwy 69 towards Parsons for 5.9 miles
Left on Old Hwy 69 for 2.7 miles (After turning left onto Old Hwy 69 and traveling 8/10 miles, go straight, not left)
Right on Bohanas Landing Road for 1.4 miles
Right on Fred Cole Lane, House 3/10 mile on Right.

Page 2 of 3



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Page 3 of 3