



LEE GODFREY, BROKER, CRS

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Real Estate Now

## Property Profile



**276 EDD RAINES ROAD - \$295,000**  
**Cherokee Heights Subdivision**

### "Riverfront - Fully Furnished"

4 Bedrooms - 2 1/2 Baths

2776 Sq. Ft. Living Area

Glass Sun Room - 2 Large Decks

Stairs to Water's Edge

### ROOM ARRANGEMENT

#### Main Level

4 Bedrooms - 2 Full Baths

#### Lower Level

Great Room, Eat-N-Kitchen, Glass Sun Room, 1/2 Bath, Separate Laundry Room

### GENERAL INFORMATION

Floor coverings:	Carpet/Ceramic Tile
Type Roof:	Composition
Heat & Air:	1 Central Unit
Fuel:	Propane Heat / Electric Air
Water Heaters:	2 Electric
Sewage Disposal:	Septic
Water:	Public (North Utility District)
Age:	28 Years <b>(Built 1982)</b>
Annual Taxes:	<b>\$ 1,186</b>

### ROOM SIZES

Great Rm	21 x 19
Kitchen/Dining	27 x 8
Master Bed Rm	30 x 12
Bedroom #2	13 x 12
Bedroom #3	14 x 9
Bedroom #4/Office	14 x 12
Extra Room	27 x 10
Laundry Room	6 x 8

### APPLIANCES INCLUDED

Disposal  
Dishwasher  
Trash Compactor  
Microwave Venthood  
Cooktop  
Double Ovens  
2 Refrigerators

### ITEMS INCLUDED

All Window Treatments  
Fully Furnished



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### LOT SIZE

Front	100.00 FT.
South Side	218.00 FT.
River Front	100.00 FT.
North Side	235.00 FT.
.52 Acre	

### SCHOOL ZONES

Elementary:	Decatur
Middle:	Decatur
High School:	Decatur

### 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 4.3 miles (After turning left onto Old Hwy 69  
 and traveling 8/10 miles, go straight, not left)  
 Left on Edd Raines Road 3/10 mile,  
 House on Right

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### SPECIAL FEATURES

- \* Fully Furnished Tennessee Riverfront Home
- \* Recent Renovations Include:
  - \* New Kitchen Cabinets
  - \* New Appliances
  - \* New Ceramic Tile and Carpet
  - \* New Interior Paint
- \* Master Suite with Salon Bath, Walk-In Closet and Gas Fireplace
- \* Great Room with Gas Log Fireplace
- \* 27' x 10' Glass Porch Overlooking River
- \* 2 Separate Decks with Stairs Down to River
- \* Outside Storage Building
- The following Personal Property Remains with the House**
- \* Kitchen - All Appliances ( Microwave, Double Door Refrigerator, Double Oven, Trash Compactor, Pots, Pans, Dishes and Utensils)
- \* Dining Room - Glasstop Dining Room Table, 8 Charis, China Cabinet, 2 Barstools
- \* Outside Patio - 2 Bar Height Tables, 8 Chairs & 2 Umbrellas, 1 Hammack, 1 Wicker Stand, 1 Metal Plant Stand, 1 BBQ
- \* Sun Room - 1 Sofa, 1 Loveseat, 1 Lounge Chair w/Ottoman, 1 Cocktail Table, 2 End Tables, 2 Rugs,
- \* Living Room - 1 Fireplace Ornamental Iron Screen, 1 Remote Controlled Gas Burning Fireplace Insert, 1 Loveseat Recliner, 1 Queen Sofa Recliner, 1 Chair Recliner, 1 Glass Dining Table w/4 Upholstered Chairs, 1 Glass Top Occasional Table Between Loveseat & Sofa, 2 Red Shaded Lamps
- \* Utility Room - Washer & Dryer, Refrigerator
- \* Master Bedroom - 1 Queen Bed & Headboard, 2 Night Stands, 2 Lamps, 1 Chest of Drawers in Walk-In Closet, 1 Wicker Dressor w/Mirror, 1 Upholstered Chair w/Ottoman, 1 Loveseat Sofa, 1 Wicker Storage Cocktail Table, 1 Gas Fireplace, 1 36" TV, 1 Wicker Makeup Table & Stool
- \* Office - 1 Desk w/Ergo Chair, 1 Sofa Table, 1 Arm Chair
- \* 2nd Bedroom - 1 Queen Bed, 1 4 Drawer Dresser w/Mirror
- \* 3rd Bedroom - 1 Desk, 1 Ergo Chair, 1 Table Lamp
- \* Extras - All Towels Including Decorative, Matching Rugs & Linens

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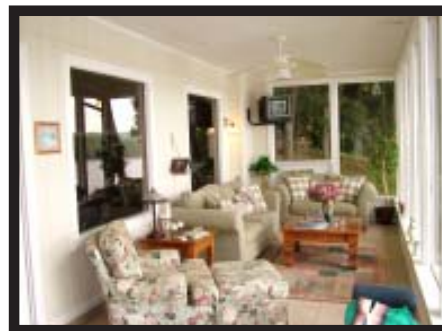
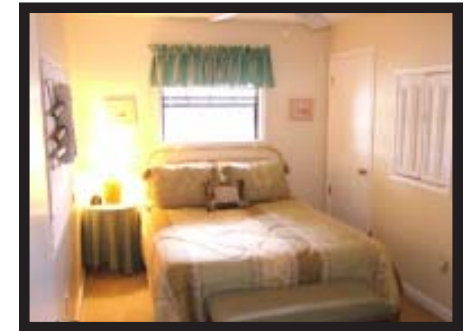
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