



**LEE GODFREY, BROKER, CRS**

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*Property Profile*



**30 BARKWOOD COVE - \$188,500  
RAMBLEWOOD EAST SUBDIVISION**

**"One Level Brick Home"**

Updated & Upgraded  
3 Bedrooms - 2 1/2 Baths  
2548 Sq. Ft. Living Area  
Double Garage with Storage

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**ROOM ARRANGEMENT**

First Floor

One Level - Foyer, Great Room, Formal Dining Room, Eat-N-Kitchen, 1/2 Bath, Separate Laundry Room, Split Bedroom Plan

**GENERAL INFORMATION**

Floor coverings: Hardwood/Carpet/Ceramic Tile  
Type Roof: Architectural  
Heat & Air: Central Gas Heat - Electric Air  
Water Heaters: 1 Gas Fired  
Water Supply: Public (JEA)  
Sewage Disposal: Public (JEA)  
**Age: 14 Years (Built 1996)**  
**Annual Taxes: \$2,026**

**ROOM SIZES**

Foyer 11 x 6  
Great Room 24 x 20  
Dining Rm 14 x 11  
Eat-N-Kitchen 31 x 12  
Master Bed Rm 17 x 17  
Bedroom #2 15 x 12  
Bedroom #3 13 x 12  
Laundry Room 8 x 4

**APPLIANCES INCLUDED**

Self-Clean Electric Range  
Microwave Venthood  
Dishwasher  
Trash Compactor  
Disposal

**ITEMS INCLUDED**

Mailbox  
All Window Treatments

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LOT SIZE

Front 120 FT  
Left 200 FT  
Rear 88 FT  
Right 200 FT

.48 Acre

Plat on File in Office

SCHOOL ZONES

Elementary: East  
Middle: North Parkway  
High School North Side

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

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SPECIAL FEATURES

- \* Completely Renovated and Upgraded in Past 3 Years
  - \* New Carpet
  - \* New Hardwood in Dining Room
  - \* New Ceramic in Kitchen, 1/2 Bath, Laundry & Both Baths
  - \* New Kitchen Counter Tops
  - \* New Kitchen Sink & Faucets
  - \* New Light Fixtures & Ceiling Fans
  - \* New Interior Paint
  - \* New Custom Drapes Throughout
  - \* New Outside Storage Building
- \* Architectural Roof Approximately 4 Years Old
- \* Split Bedroom Plan
- \* Large Spacious Rooms
- \* Vaulted Great Room w/Gas Log Fireplace
- \* Banquet Sized Dining Room w/Hardwood Floor
- \* Expansive Eat-N-Kitchen with 1/2 Bath
- \* Spacious Master Suite w/Large Salon Bath & Walk-In Closet
- \* 2nd & 3rd Bedrooms on Opposite Side of House
- \* 2nd Bath Features 2 Separate Vanities and Adjoins Back Bedroom
- \* Deck off Eat-N-Kitchen
- \* Double Enclosed Garage w/Outside Storage Room
- \* Separate Outside Storage Building
- \* Beautiful Wooded Lot on Cul-de-sac Street
- \* Termite Contract with Golden Circle Exterminators



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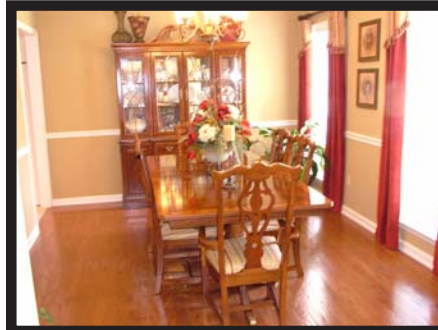
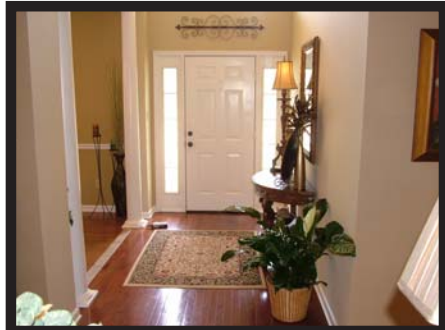
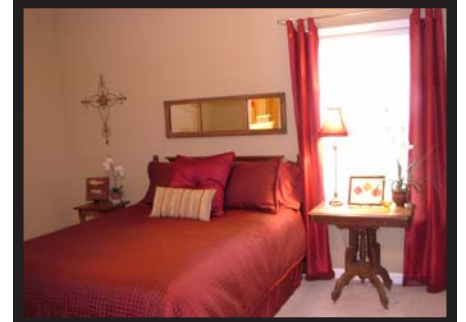
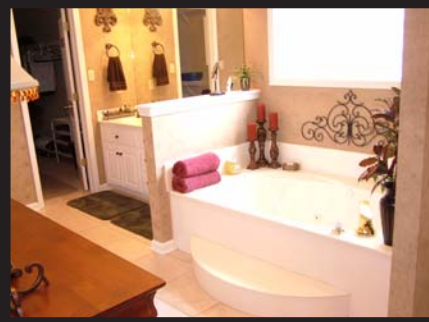
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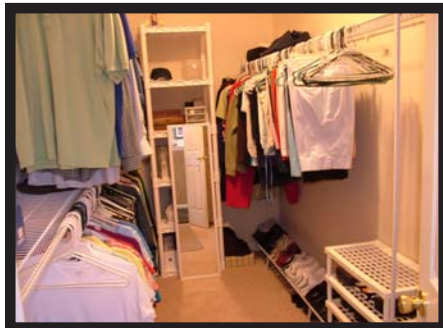
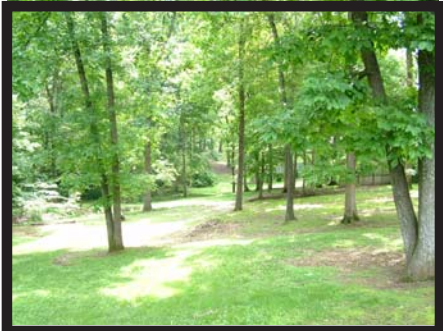
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