



LEE GODFREY, BROKER, CRS

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Real Estate Now

Property Profile



30 COTTON BLOSSOM COVE - \$169,000
Hunters Green North Subdivision

"One Owner Brick Home"

4 Bedrooms - 2 1/2 Baths + Rec Room + Office

2955 Sq. Ft. Living Area

Double Garage + 16' x 10' Wired Storage Building

Top Quality Professional Service You Deserve!

ROOM ARRANGEMENT

First Floor

Foyer, 1/2 Bath, Great Room, Formal Dining Room, Eat-N-Kitchen, Separate Laundry Room, Master Suite

Second Floor

Bedrooms 2, 3 & 4, 2nd Full Bath, Rec Room + Office/Study

GENERAL INFORMATION

Floor coverings: Hardwood/Carpet/Ceramic Tile

Type Roof: Architectural

Heat & Air: 2 Central Units

Fuel: Gas Heat/Electric Air

Water Heaters: 1 Gas

Water Supply: Public (JEA)

Sewage Disposal: Public (JEA)

Age: 12 Years (Built 1998)

Annual Taxes: \$1,903

ROOM SIZES

Foyer	0 x 0
Great Room	24 x 13
Dining Rm	13 x 11
Kitchen	24 x 11
Master Bed Rm	17 x 13
Bedroom #2	15 x 13
Bedroom #3	12 x 12
Bedroom #4	22 x 11
Rec Room	20 x 20
Office	17 x 7
Laundry Room	12 x 6

APPLIANCES INCLUDED

Self-Clean Electric Range
Dishwasher
Disposal
Microwave Venthood

ITEMS INCLUDED

Window Treatments
Mailbox

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ITEMS EXCLUDED

Personal Property

LOT SIZE

Front 106.00 FT.
Left 122.00 FT.
Rear 100.00 FT.
Right 151.00 FT.

.32 Acres
Plat on File in Office

SCHOOL ZONES

Elementary: Pope
Middle: Tigrett
High School: Jackson Central-Merry (East Campus)

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SPECIAL FEATURES

- * Spacious Family Home at End of Cul-de-sac
- * Brick Construction
- * Hardwood in Entry, 1/2 Bath, Hallway & Dining Room
- * Ceramic Tile in Kitchen, Laundry, Master Bath & Upstairs Bath
- * Tray Ceiling in Dining Room & Master Bedroom
- * Great Room w/Ventless Gas Log Fireplace
- * Downstairs Master Suite Features Salon Bath w/Whirlpool Tub, Separate 4 Ft. Shower, His & Her Walk-In Closets, His & Her Vanities
- * Upstairs Bath has Separate Vanities Plus Separate Com-mode/Tub Room
- * 12' x 13' Screened Porch + Open Deck
- * Fenced Yard
- * 10' x 16' Outbuilding Wired with 240 Volt Electricity
- * Voice Activated Lighting
- * Sprinkler System in Yard
- * Central Vacuum
- * Oversized Double Garage w/Storage & Man Door to Back Yard
- * Large Concrete Pad Beside Garage for Extra Vehicle or RV
- * New Roof & Gutters (2 Years Old)
- * Shaded Lot w/Mature Trees
- * Termite Contract

*Thank You
For Your Interest
-Lee Godfrey
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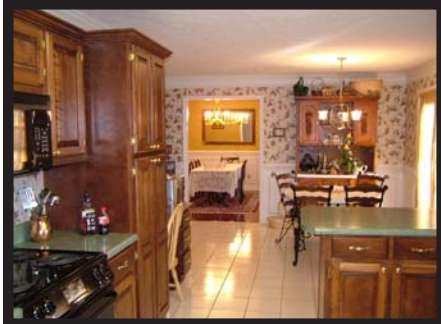
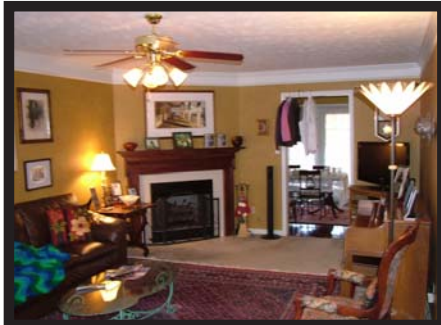
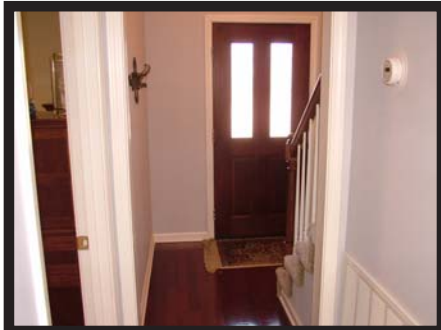
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