



**LEE GODFREY, BROKER, CRS**

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Real Estate Now

*Property Profile*



**30 MALLORY DRIVE - \$164,750**  
**WYNDSTONE SUBDIVISION**

**"Shaded Back Yard"**

4 Bedrooms - 2 Full Baths  
2000 Sq. Ft. Living Area  
Double Enclosed Garage

*Top Quality Professional Service You Deserve!*

**ROOM ARRANGEMENT**

First Floor

Entry, Great Room, Dining Room, Eat-N-Kitchen, 3 Bedrooms, 2 Baths, Split Bedroom Plan, Separate Laundry Room

Second Floor

4th Bedroom + Walk-In Attic

**GENERAL INFORMATION**

Floor coverings: Hardwood/Carpet/Ceramic Tile  
Type Roof: Architectural  
Heat & Air: 2 Central Units  
Fuel: Gas Heat/Electric Air Down, Electric Heat & Air Up  
Water Heaters: 1 Gas Fired  
Water Supply: Public (JEA)  
Sewage Disposal: Public (JEA)  
**Age: New Construction**  
**Annual Taxes: As lot**

**ROOM SIZES**

Foyer 7 x 5  
Great Room 18 x 15  
Dining Rm 11 x 10  
Eat-N-Kitchen 18 x 8  
Master Bed Rm 14 x 13  
Bedroom #2 12 x 12  
Bedroom #3 12 x 11  
Bedroom #4 20 x 14  
Laundry Room 5 x 9

**APPLIANCES INCLUDED**

Stainless Range/Oven (Self-Cleaning)  
Stainless Microwave Venthood  
Stainless Dishwasher  
Disposal

**ITEMS INCLUDED**

Mailbox



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**LOT SIZE**

.247 Acre  
Plat on File in Office

**SCHOOL ZONES**

Elementary:	Barker
Intermediate:	East
Middle:	Northeast
High School	North Side

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

**SPECIAL FEATURES**

- \* Hardwood in Entry & Dining Room
- \* Ceramic Tile in All Wet Areas
- \* 11 Ft. Ceilings in Great Room, Entry & Dining Room
- \* Heavy Moldings & Trim Throughout
- \* Eat-N-Kitchen w/Separate Laundry Room
- \* Great Room w/Gas Log Fireplace
- \* Salon Bath w/Extra Large Walk-In Closet
- \* 4th Bedroom Can Opt as Recreation Room or Office
- \* Double Enclosed Garage
- \* Sodded Yard
- \* Large Patio off Great Room



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