



**LEE GODFREY, BROKER, CRS**

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Real Estate Now

*Property Profile*



**317 RIVERVIEW DRIVE - \$349,500**  
**Fisher's Landing Subdivision**

**"Waterfront A-Frame"**

3 Bedrooms - 2 1/2 Baths  
2001 Sq Ft. Living Area

Double Garage + Double Carport + Covered Deck & Patio  
Lot Fronts Tennessee River & Golf Course

**ROOM ARRANGEMENT**

First Floor

Eat-N-Kitchen, Great Room, Master Bedroom + 2nd Bedroom + Full Bath

Second Floor

3rd Bedroom & 2nd Full Bath

Basement

Den & Laundry Room with 1/2 Bath

**GENERAL INFORMATION**

Floor coverings: Wood/Carpet/Ceramic  
Type Roof: Architectural  
Heat & Air: 1 Central Unit  
Fuel: Gas Heat/Electric Air  
Water Heaters: One Electric  
Water Supply: Parsons  
Sewage Disposal: Septic  
**Age: 17 Yrs (Built 1993)**  
**Annual Taxes: \$1,119**

**ROOM SIZES**

Great Room	18 x 16
Eat-N-Kitchen	18 x 9
Master Bed Rm	12 x 12
Bedroom #2	13 x 11
Bedroom #3	17 x 12
Rec Room	17 x 14
Laundry Room	10 x 5

**APPLIANCES INCLUDED**

Jenn-Aire Down Draft Range  
Dishwasher  
Disposal  
Microwave  
Refrigerator  
Freezer & Extra Refrigerator in Basement



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**ITEMS EXCLUDED**

Furniture is Negotiable  
Personal Items Do Not Stay

**LOT SIZE**

.915 Acres on River  
.32 Acres on Golf Course

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

*Top Quality Professional Service You Deserve!*

**FEATURES & AMENITIES**

- \* Fabulous View of Tennessee River
- \* Pull Your Boat Up Onto Your Own Private Beach
- \* Level Lot with Gentle Slope to Rivers Edge
- \* Wood Floors in Kitchen, Breakfast, Hall, Great Room & Upstairs Bedroom
- \* White Kitchen Cabinets & Appliances
- \* Covered Deck off Vaulted Great Room
- \* Covered Patio off Downstairs Den
- \* Den or Rec Room Downstairs with Ceramic Tile Floor
- \* Laundry Room Downstairs with Ceramic Tile Floor & 1/2 Bath
- \* Double Enclosed Garage with Electric Doors
- \* Double Carport

**Directions to Property**

From the Intersection of Hwy 69 & Hwy 412 in Parsons, TN, Travel East on Hwy 412 E for 4.5 miles, Turn Right on Hwy 100 & Travel 4.33 miles, Turn Left on Mt. Carmel Road & Travel 2.55 miles, Turn Left on Fisher's Landing Road & Travel 7/10 mile, Turn Right on Riverview Drive, House is 1/10 mile on Left

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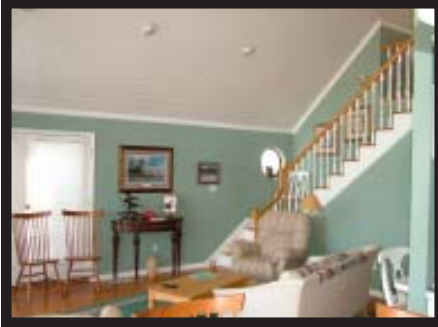
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