



LEE GODFREY, BROKER, CRS

OFFICE: 731-664-2308
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Real Estate Now

Property Profile



**35 ELM COVE - \$68,500
WOODLAWN SHORES SUBDIVISION**

3 Bedroom - 2 Full Baths
1618 Sq. Ft. Living Area
28 Ft. Deep Carport for Boat Storage
3 Wooded Lots

ROOM ARRANGEMENT

First Floor

Great Room, Eat-N-Kitchen, Master Suite, 2nd & 3rd Bedrooms + 2nd Full Bath, Large Den on Back

GENERAL INFORMATION

Floor coverings: Carpet & Vinyl
Type Roof: Composition
Heat & Air: 1 Central Unit
Fuel: Electric
Water Heaters: 1 Electric
Sewage Disposal: Septic
Water: Woodlawn Shores (\$165/Yr or \$15/Month)
Age: 15 Years (Built 1995)
Annual Taxes: \$ 167

ROOM SIZES

Great Room	16 x 15
Den	23 x 16
Eat-N-Kitchen	15 x 12
Master Bed Rm	15 x 15
Bedroom #2	12 x 10
Bedroom #3	15 x 9
Laundry Room	5 x 4

APPLIANCES INCLUDED

Range/Oven
Microwave
Venthood
Refrigerator
Washer & Dryer
Chest Freezer on Back Porch
Gas Grill on Back Porch

ITEMS INCLUDED

Most Furniture



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LOT SIZE

Front 155 FT
Left 159 FT
Rear 155 FT
Right 168 FT

.56 Acre
Plat

on File in Office

SCHOOL ZONES

Elementary: Decatur County
Middle: Decatur County
High School: Decatur County

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

Top Quality Professional Service You Deserve!

SPECIAL FEATURES

- * Nice Furnished Mobile Home on 3 Lots
- * 28 Ft. Deep Carport for Boat Storage
- * Big 23' x 16' Den on Rear of House
- * Shingle Roof Instead of Mobile Home Roof
- * Covered Front & Back Porch
- * Circle Drive
- * Vaulted Ceilings Throughout
- * Most Furniture Stays
- * Dishes, Pots & Pans Stay
- * Home Owners Dues \$60/Year

Items that DO NOT STAY:

Upright Freezer
Rods, Reels, Tackle, Life Jackets
Tools
King Bed & Cedar Chest in Master Bedroom
Personal Items

Directions to Property

Take I-40 to Exit 126 (Camden/Parsons Exit) Go South on Hwy 69 towards Parsons for 5.9 miles, Turn Left on Old Hwy 69 for 3.7 miles, Turn Left on Woodlawn Shores Road for 6/10 mile, Turn Left on Brown Bluff Lane for 1/10 mile, House on Left on Corner of Brown Bluff & Elm Cove. * When You Turn Off Hwy 69 onto Old Hwy 69 and Travel 7/10 mile go Straight, Do Not Bear Left



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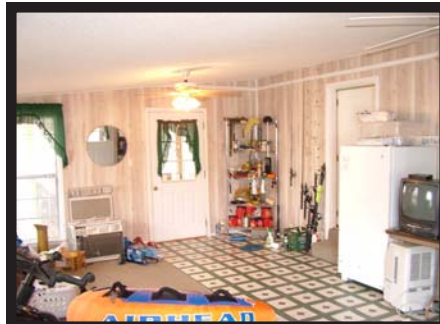
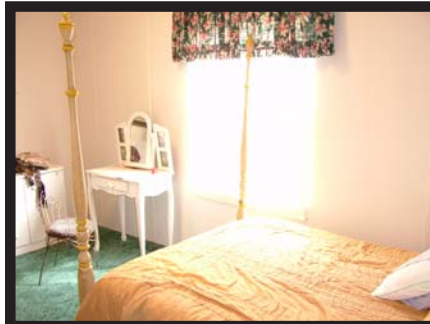
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