



LEE GODFREY, BROKER, CRS

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Real Estate Now

Property Profile



**39 Branch Creek Drive - \$239,900
Wrights Mill Subdivision**

4 Bedrooms - 2 1/2 Baths + Rec Rm

By: Presson Construction Company

2700 Sq. Ft. Living Area

Double Enclosed Garage

18 x 14 Covered Patio

Top Quality Professional Service You Deserve!

ROOM ARRANGEMENT

First Floor

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

Second Floor

3 Bedrooms, 2nd Full Bath, Rec Room

GENERAL INFORMATION

Floor coverings: Carpet/Tile/Hardwood
Type Roof: Architectural
Heat & Air: 2 Central Units
Fuel: Gas Heat/Electric Air
Water Heaters: 1 Gas Fired
Water Supply: Public (JEA)
Sewage Disposal: Public (JEA)
Age: New Construction (Built 2009)

ROOM SIZES

Foyer	9 x 8
Great Room	18 x 16
Dining Rm	15 x 11
Kitchen	18 x 14
Master Bed Rm	18 x 13
Bedroom #2	15 x 13
Bedroom #3	13 x 11
Bedroom #4	12 x 11
Rec Room	18 x 18
Laundry Room	7 x 6

APPLIANCES INCLUDED

Stainless Smooth Top
Electric Self-Cleaning
Range
Stainless Dishwasher
Stainless Microwave
Venthood
Disposal

ITEMS INCLUDED

Mailbox



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SCHOOL ZONES

Elementary: Pope
Middle: Tigrett
High School: Jackson Central Merry

LOT SIZE

100' x 150'

.35 Acres
Plat on File in Office

SPECIAL FEATURES

- * Great Value in Wrights Mill
- * Hardwood in Foyer, 1/2 Bath, Great Room & Dining Room
- * Ceramic Tile in Kitchen, Keeping Room, Laundry & Both Baths
- * 2 Story Entry
- * Hardwood Staircase & Wrought Iron Handrails
- * Great Room with 11 Ft. Ceiling & Gas Log Fireplace
- * Eat-N-Kitchen with Island & Granite Counters & Walk-In Pantry
- * Master Suite Features Tray Ceiling, Salon Bath with Ceramic Shower, His/Her Vanities, Whirlpool Tub, Separate Potty Room & Large Walk-In Closet
- * Security System
- * 18' x 14' Covered Patio off Great Room
- * Double Enclosed Garage
- * Fully Sodded & Landscaped

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



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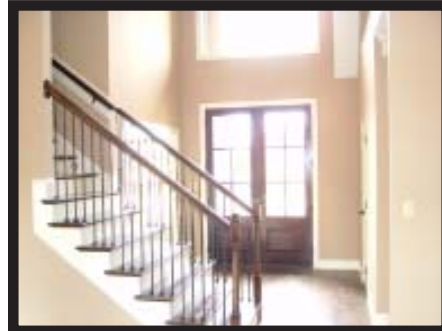
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