



LEE GODFREY, BROKER, CRS

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Real Estate Now

Property Profile



474 SHANNON LANE - \$375,000
Martins Landing Subdivision

"Custom Built River Front Home"

4 Bedrooms - 2 Full Baths
1952 Sq Ft. Living Area
2 Covered Decks
Spacious Car & Boat Storage

Top Quality Professional Service You Deserve!

ROOM ARRANGEMENT

Main Level

Kitchen/Dining/Great Room Combination, Separate Laundry, 2 Bedrooms - 1 Full Bath - Huge Covered Deck

Upstairs

4th Bedroom + Master Suite w/Adjacent Salon Bath + Private Covered Deck Overlooking River

GENERAL INFORMATION

Floor coverings: Hardwood/Carpet/Ceramic Tile
Type Roof: Metal
Heat & Air: 2 Central Units
Fuel: Natural Gas Heat/Electric Air
Water Heaters: One Natural Gas on Demand
Water Supply: Scotts Hill Public Water
Sewage Disposal: Septic
Age: 3 1/2 Yrs (Built 2006)
Annual Taxes: \$857

ROOM SIZES

Great Room 18 x 14
Eat-N-Kitchen 21 x 10
Master Bed Rm 19 x 14
Bedroom #2 12 x 11
Bedroom #3 12 x 10
Bedroom #4 19 x 10
Laundry Room 5 x 4

APPLIANCES INCLUDED

Stainless Jenn Aire Downdraft Range w/Gas Cooktop & Electric Convection Self-Clean Oven
Stainless Electrolux Side x Side Refrigerator
Stainless Bosch Ultra Quiet Dishwasher
Freestanding GE Microwave Disposal
Stack Washer & Dryer

ITEMS INCLUDED

All Window Treatments



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LOT SIZE

Front	65.5 FT
Left	115.00 FT
Rear	65.5 FT
Right	115.00 FT
Approximately .17 Acre	

Directions to Property

From the intersection of Hwy 412 & Hwy 69 in Parsons, TN, travel south on Hwy 69 for 17 miles, turn right on Hwy 69/114 for 1.5 miles, turn left on Martins Landing Road for 2.2 miles, turn left on Hancock Lane for 1/10 mile, turn left on Shannon Lane, go 1/4 mile, house at end of road on right

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

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FEATURES & AMENITIES

- * Custom Designed by Carson Looney of Looney - Ricks - Kiss of Memphis
- * Fabulous Views of River from Master Bedroom, Kitchen, Dining Area; Great Room & Both Covered Decks
- * Custom Built For Present Owners by Don Stricklin
- * 10 Ft. Ceilings Downstairs with 8 Ft. Doors
- * Pella Clad Windows and Doors
- * Hardboard Exterior w/Metal Roof
- * Custom Lighting Throughout
- * Nail Down Hardwood Floors & Tile Throughout Downstairs
- * Custom Cabinets: Maple in Bathrooms, Cherry in Kitchen
- * Kitchen Features Large Pantry, Stainless Appliances, Granite Counters & Breakfast Bar/Island
- * Great Room Features Gas Log Fireplace and Entertainment Center Wired For Surround Sound
- * Vaulted Master Suite Upstairs with Private Deck & Salon Bath Featuring Travertine Vanity Tops, Separate Soaking Tub, Large Glass/Ceramic Shower, Separate Potty Room & Skylite
- * 3 Remote Controlled Ceiling Fans
- * Natural Gas Grill on Deck Stays
- * Surround Sound Speakers on Deck
- * Ground Level Outdoor Bathroom w/Shower
- * Ground Level Storage & Parking for Boats & Vehicles
- * Homeowners Dues \$1,200/year
- * House is being Sold Unfurnished
- * For Information Regarding Martins Landing Resort go to www.martinslandingresort.com



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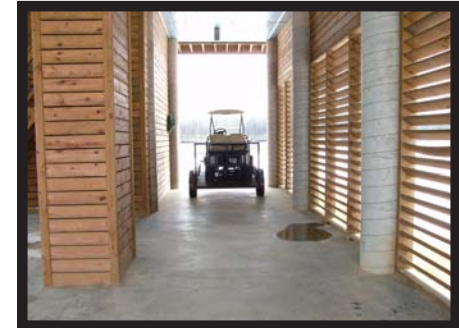
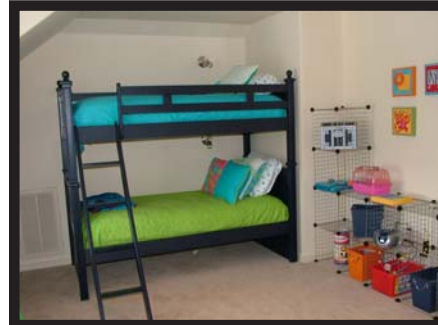
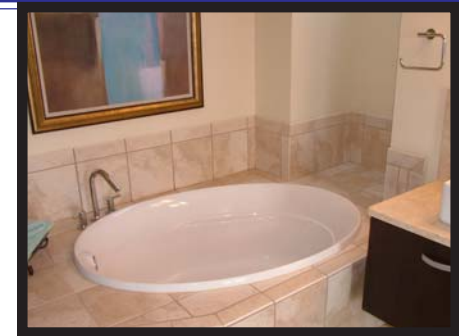
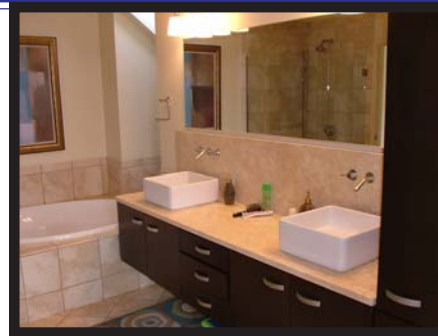
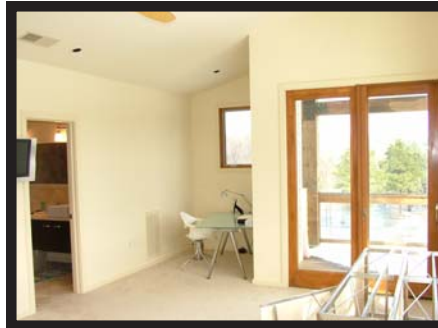
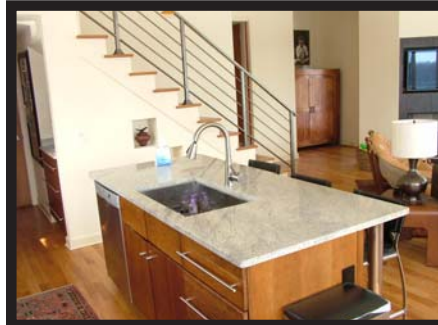
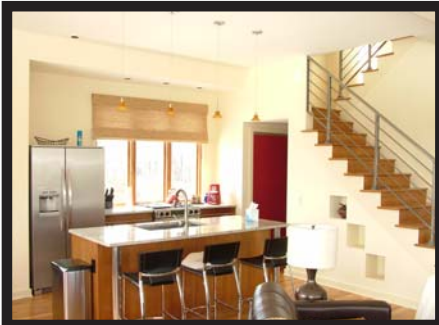
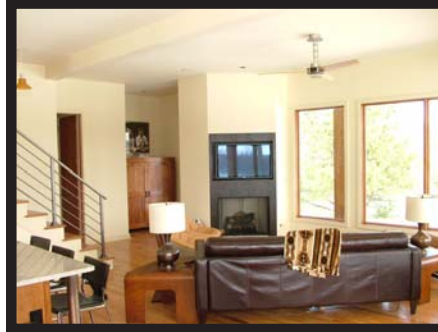
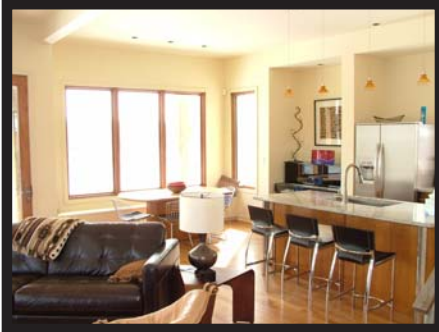
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