



**LEE GODFREY, BROKER, CRS**

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## Property Profile



**48 MALLORY DRIVE - \$169,400**  
**WYNDSTONE SUBDIVISION**

### "New 1 1/2 Story Brick Home"

Split Bedroom Plan

4 Bedrooms - 2 Full Baths

2084 Sq. Ft. Living Area

Double Enclosed Garage + Covered Grilling Porch

*Top Quality Professional Service You Deserve!*

## ROOM ARRANGEMENT

### First Floor

Foyer, Formal Dining Room, Great Room, Eat-N-Kitchen, Separate Laundry Room, 3 Bedrooms - 2 Baths

### Second Floor

4th Bedroom or Bonus Room

## GENERAL INFORMATION

Floor coverings:	Hardwood/Carpet/Ceramic Tile
Type Roof:	Architectural
Heat & Air:	Central Gas Heat - Electric Air Remote Control Heat Pump Upstairs
Water Heaters:	1 Electric
Water Supply:	Public (JEA)
Sewage Disposal:	Public (JEA)
<b>Age:</b>	<b>New Construction</b>
<b>Annual Taxes:</b>	<b>\$1,317.37</b>

## ROOM SIZES

Foyer	9 x 7
Great Room	18 x 15
Dining Rm	12 x 12
Eat-N-Kitchen	21 x 10
Master Bed Rm	15 x 14
Bedroom #2	12 x 11
Bedroom #3	12 x 11
Bedroom #4	19 x 11
Laundry Room	5 x 5

## APPLIANCES INCLUDED

Stainless Side x Side Refrigerator  
Stainless Smooth Top Self-Clean Oven  
Stainless Dishwasher  
Stainless Microwave  
Venthood  
Disposal

## ITEMS INCLUDED

Blinds  
Mailbox

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SCHOOL ZONES

Elementary: Thelma Barker  
Middle: Tigrett  
High School: North Side

LOT SIZE

Front 80 FT  
Left 135 FT  
Rear 80 FT  
Right 135 FT

.25 Acre  
Plat on File in Office

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

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SPECIAL FEATURES

- \* Low Maintenance Brick & Vinyl Construction
- \* Split Bedroom Plan
- \* Leaded Glass Entry Door
- \* 10 Ft. Ceilings in Entry, Dining and Great Room
- \* Tray Ceiling in Master Bedroom
- \* Oil Rubbed Hardware
- \* Heavy Moldings and Trim Throughout
- \* Custom Cabinets
- \* Scraped Hardwood in Entry and Dining Room
- \* Ceramic in Kitchen, Laundry and Both Baths
- \* Gas Log Fireplace and Entertainment Center in Great Room
- \* Master Suite Features Salon Bath with Whirlpool Tub, His/Her Vanities, Separate Commode Room and Large Walk-In Closet
- \* Oversized Double Enclosed Garage with Electric Door
- \* Grilling Porch and Patio off Great Room
- \* 2" Faux Blinds Throughout with Built-In Blinds in Exterior Doors
- \* Security System
- \* Sodded and Landscaped Yard with Nice Trees Behind Home

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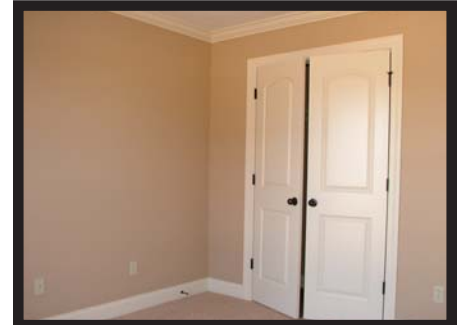
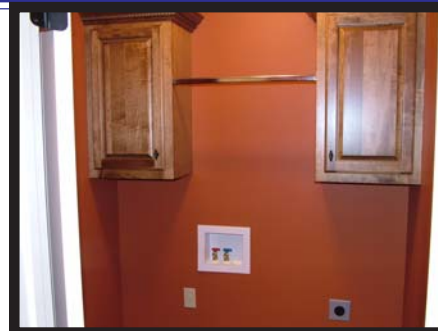
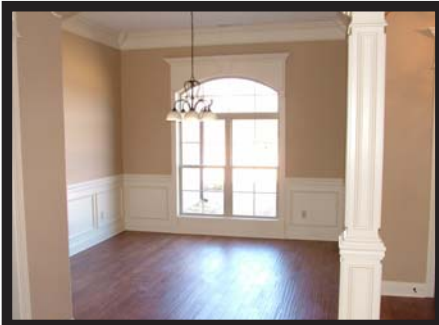
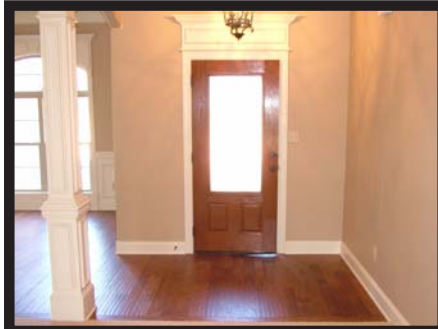
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