



**LEE GODFREY, BROKER, CRS**

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*Property Profile*



**52 OAKMONT WOODS - \$235,000**  
**OAKMONT WOODS SUBDIVISION**

**"New 2 Story Brick Home**  
**by Charles Markham"**

2653 Sq. Ft. Living Area  
4 Bedrooms, 3 Full Baths + Rec Room  
Covered Patio + Double Garage

*Top Quality Professional Service You Deserve!*

**ROOM ARRANGEMENT**

First Floor

2 Story Foyer and Great Room, Formal Dining Room, Eat-N-Kitchen, Separate Laundry Room, Master Suite, 2nd Bedroom + 2nd Full Bath

Second Floor

2 Bedrooms, Rec Room, 3rd Full Bath, Walk-In Floored Attic

**GENERAL INFORMATION**

Floor coverings: Hardwood/Carpet/Ceramic Tile/Laminate  
Type Roof: Architectural  
Heat & Air: 2 Central Units  
Fuel: Electric Heat  
Water Heaters: 1 Electric  
Water Supply: JEA (Public)  
Sewage Disposal: JEA (Public)  
**Age: New Construction (Built in 2008)**  
**Annual Taxes: \$2,482.31**

**ROOM SIZES**

Foyer	8 x 6
Great Room	19 x 16
Dining Rm	13 x 11
Eat-N-Kitchen	22 x 9
Master Bed Rm	17 x 13
Bedroom #2	12 x 11
Bedroom #3	13 x 11
Bedroom #4	12 x 11
Rec Room	22 x 14
Laundry Room	8 x 6

**APPLIANCES INCLUDED**

Stainless Frigidaire Smooth Top  
Range Self-Clean Ovens  
Stainless Frigidaire Microwave  
Venthood  
Stainless Frigidaire Dishwasher  
Disposal

**LOT SIZE**

.20 Acres  
Plat on File in Office



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SCHOOL ZONES

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

SPECIAL FEATURES

- \* Custom Built By Charles Markham
- \* Private Gated Community
- \* 2 Story Entry and Great Room
- \* 9' Ft. Ceilings Downstairs
- \* Smooth Ceilings Throughout
- \* Hardwood in Entry, Dining Room and Great Room
- \* Laminate Flooring in Rec Room
- \* Heavy Moldings and Trim Throughout
- \* 2 Bedrooms + 2 Baths Down
- \* Chocolate Glazed Kitchen Cabinets w/Corian Counters
- \* Superb Master Suite w/Bay Window, His and Her Vanities, His and Her Large Walk-In Closets, Marble Whirlpool and Separate 4' Ft. Shower
- \* Great Room w/Built-In Bookcases and Gas Log Fireplace w/Custom Mantle
- \* 17' x 8' Covered Patio off Great Room
- \* Upstairs Rec Room w/Laminate Flooring
- \* Double Enclosed Garage

*Thank You for  
Your Interest  
-Lee Godfrey*



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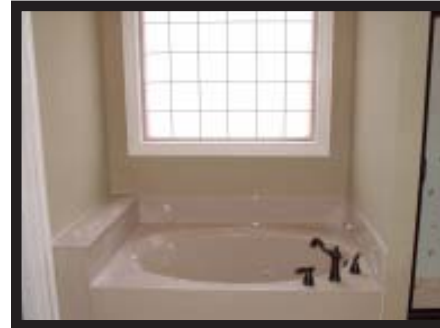
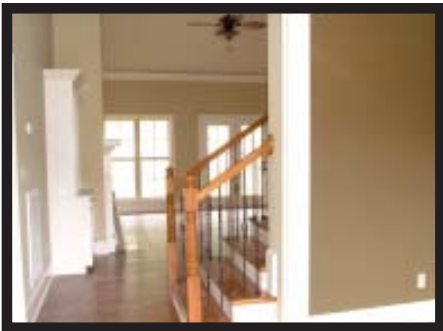
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