



LEE GODFREY, BROKER, CRS

OFFICE: 731-664-2308
CELL: 731-343-2900
WEB SITE: www.LeeGodfrey.com
EMAIL: lee@leegodfrey.com



Real Estate Now

Property Profile



54 BEACON HILL DRIVE - \$149,500
BEACON HILL SUBDIVISION

"1 1/2 Story Brick Home"

4 Bedrooms - 2 Full Baths
2817 Sq. Ft. Living Area
Double Enclosed Garage

Top Quality Professional Service You Deserve!

ROOM ARRANGEMENT

First Floor

Foyer, 1/2 Bath, Formal Dining Room, Living Room, Eat-N-Kitchen, Sun Room, Master Suite

Second Floor

Bedrooms 2, 3 & 4, Jack & Jill Bath + Huge Floored Walk-In Attic

GENERAL INFORMATION

Floor coverings: Hardwood/Carpet/Vinyl
Type Roof: Composition
Heat & Air: 2 Central Gas Heat - Electric Air Units
1 Remote Control Heat Pump in Sun Room
Water Heaters: 1 Gas Fired
Water Supply: Public (JEA)
Sewage Disposal: Public (JEA)
Age: **24 Years (Built 1986)**
Annual Taxes: **\$1,907.56**

ROOM SIZES

Foyer	12 x 9
Living Room	24 x 14
Dining Rm	16 x 13
Eat-N-Kitchen	24 x 12
Master Bed Rm	20 x 13
Bedroom #2	13 x 13
Bedroom #3	13 x 13
Bedroom #4	20 x 12
Sun Room	18 x 9

APPLIANCES INCLUDED

Jenn Aire Down Draft Cooktop
Separate Self-Clean Oven
Built-In Microwave
Dishwasher
Trash Compactor
Washer & Dryer
Disposal
Refrigerator

ITEMS INCLUDED

All Window Treatments
Mailbox



LEE GODFREY, BROKER, CRS

OFFICE: 731-664-2308
CELL: 731-343-2900
WEB SITE: www.LeeGodfrey.com
EMAIL: lee@leegodfrey.com



Real Estate Now

Property Profile

SCHOOL ZONES

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

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

Top Quality Professional Service You Deserve!

SPECIAL FEATURES

- * Brick Construction in Walled Community
- * Smooth Ceilings Throughout
- * 9 Ft. Ceilings Downstairs
- * Living Room w/Built-In Bookcases, Gas Log Fireplace & French Doors to Courtyard
- * 1/2 Bath off Living Room
- * Banquet Sized Dining Room
- * Spacious Eat-N-Kitchen w/Work Island and Plant Window Over Sink
- * Sun Room off Kitchen Overlooks Fenced Courtyard
- * Large Master Suite Downstairs w/Bay Window Overlooking Courtyard
- * Master Bath Features Cultured Marble Corner Whirlpool, Separate Shower, His & Her Vanities, His & Her Walk-In Closets, Separate Commode Room
- * Bedrooms 2 & 3 Upstairs have Adjacent Jack & Jill Bath w/ Skylight
- * Enormous Walk-In Floored Attic
- * Oversized Double Garage w/Storage
- * Beacon Hill Home Owners Association Dues are \$165/Quarter. Includes Common Area Maintenance & Yard Mowing

Page 2 of 3



LEE GODFREY, BROKER, CRS

OFFICE: 731-664-2308

CELL: 731-343-2900

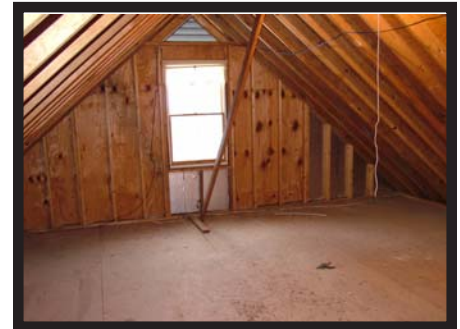
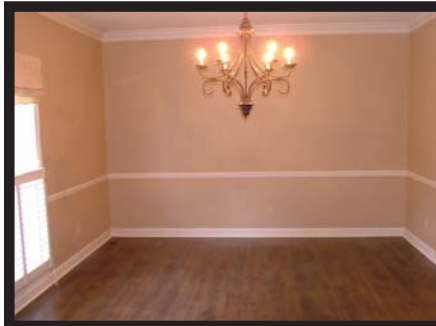
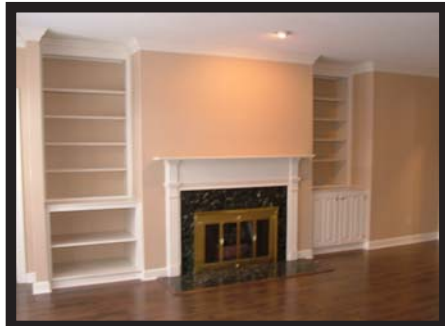
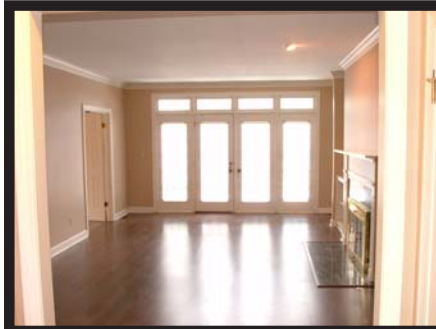
WEB SITE: www.LeeGodfrey.com

EMAIL: lee@leegodfrey.com



Real Estate Now

Property Profile



Top Quality Professional Service You Deserve!

Page 3 of 3