



**LEE GODFREY, BROKER, CRS**

OFFICE: 731-664-2308

CELL: 731-343-2900

WEB SITE: [www.LeeGodfrey.com](http://www.LeeGodfrey.com)

EMAIL: [lee@leegodfrey.com](mailto:lee@leegodfrey.com)



Real Estate Now

## Property Profile



**61 FARESTONE COVE - \$174,900**  
**Walnut Trace North Subdivision**

### "Great New Floor Plan"

4 Bedrooms - 2 Baths

2208 Sq. Ft. Living Area

Covered Patio

Double Enclosed Garage

*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 Full Baths

### Second Floor

4th Bedroom or 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 2010)**

**Taxes: \$1,063.99**

## ROOM SIZES

Foyer	7 x 6
Great Room	18 x 14
Dining Rm	14 x 11
Kitchen	23 x 11
Master Bed Rm	16 x 13
Bedroom #2	11 x 11
Bedroom #3	11 x 11
Bedroom #4	21 x 16
Laundry Room	7 x 6

## APPLIANCES INCLUDED

Self-Cleaning Electric Range/  
Oven  
Microwave Venthood  
Dishwasher  
Disposal  
Refrigerator

## ITEMS INCLUDED

Mailbox

*Page 1 of 3*



**LEE GODFREY, BROKER, CRS**

OFFICE: 731-664-2308  
CELL: 731-343-2900  
WEB SITE: [www.LeeGodfrey.com](http://www.LeeGodfrey.com)  
EMAIL: [lee@leegodfrey.com](mailto:lee@leegodfrey.com)



Real Estate Now

*Property Profile*

**SCHOOL ZONES**

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

**LOT SIZE**

.23 Acres

Plat on File in Office

**SPECIAL FEATURES**

- \* New Split Bedroom Floor Plan
- \* 10 Ft. Ceilings
- \* Hardwood in Foyer, Great Room & Dining Room
- \* Ceramic in Wet Areas
- \* Custom Cabinets
- \* Vaulted Master Bath Features His & Her Walk-In Closets, Ceramic Shower & Whirlpool Tub
- \* Large Covered Patio
- \* Double Enclosed Garage
- \* Cove Lot
- \* Yard Fully Sodded & Landscaped

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



**LEE GODFREY, BROKER, CRS**

OFFICE: 731-664-2308

CELL: 731-343-2900

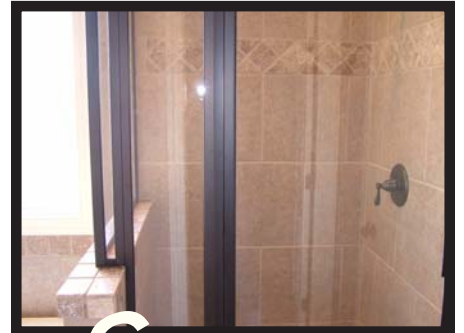
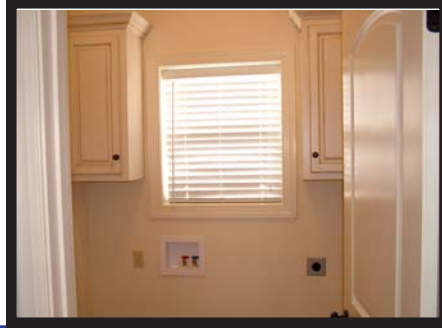
WEB SITE: [www.LeeGodfrey.com](http://www.LeeGodfrey.com)

EMAIL: [lee@leegodfrey.com](mailto:lee@leegodfrey.com)



Real Estate Now

## *Property Profile*



*Top Quality Professional Service You Deserve!*

*Page 3 of 3*