



**LEE GODFREY, BROKER, CRS**

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*Property Profile*



**75 TALL OAKS DRIVE ~ \$325,000 ~ \$292,000**  
**Lynnwood Estates Subdivision**

**"1.9 Acre Private Wooded Lot**  
**House Completely Renovated in 2005"**

5 Bedrooms, 3 1/2 Baths  
3178 Sq. Ft. Living Area  
Screened Porch - Stone Patio  
Double Attached & Double Detached Garages

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**ROOM ARRANGEMENT**

First Floor

Foyer - Living Room, Dining Room, Eat-N-Kitchen, 3 Bedrooms - 2 Baths

Lower Level

Den, Separate Laundry Room, 2 Bedrooms & 3rd Full Bath

**GENERAL INFORMATION**

Floor coverings: Hardwood/Ceramic/Carpet  
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: 60 Years (Built 1950)**  
**Annual Taxes: \$3,121**

**ROOM SIZES**

|                  |         |
|------------------|---------|
| Foyer            | 12 x 5  |
| Formal Dining Rm | 14 x 13 |
| Living Room      | 20 x 18 |
| Den              | 31 x 13 |
| Kitchen          | 17 x 9  |
| Master Bed Rm    | 21 x 17 |
| Bedroom #2       | 15 x 14 |
| Bedroom #3       | 12 x 10 |
| Bedroom #4       | 15 x 13 |
| Bedroom #5       | 11 x 9  |
| Laundry Room     | 22 x 10 |

**APPLIANCES INCLUDED**

Electric Range w/Self-Clean Oven  
Microwave Venthood  
Dishwasher  
Disposal

**ITEMS INCLUDED**

All Window Treatments



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SCHOOL ZONES

Elementary: Andrew Jackson  
Middle: North Parkway  
High School: North Side

LOT SIZE

1.9 Wooded Acres

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

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SPECIAL FEATURES

- \* 1.9 Acres of Privacy & Seclusion with Inground Pool & Hot Tub
- \* Due to tornado damage this home was totally renovated in 2005 with new electrical, HVAC units, mechanical, roof, sheetrock, appliances, light fixtures and more. New carpet on stairs, downstairs den & hallway in March 2010
- \* Hardwood in Entry, Living Room, Dining Room, Hallway & 2 Upstairs Bedrooms
- \* Vaulted Living Room with Stone Fireplace & Gas Logs
- \* Master Suite Features Tile Floor, Wet Bar, Master Bath with Large Ceramic Shower & Nice Walk-In Closet
- \* Downstairs Den is Spacious with Built-In Wet Bar and Gas Log Fireplace
- \* Screened Porch and Large Stone Patio for Entertaining off Downstairs Den. Patio Lights are on Timer
- \* 6 Person Hot Tub on Patio
- \* Inground Pool is Fiberglass, New Pump in 2009, New Sand Filter in 2005
- \* Underground Pet Fence with 2 Collars Installed by Kountry Kennels
- \* Freshly Landscaped
- \* Rock Lined Drains at end of Driveway to Prevent Erosion
- \* 2 Oversized Double Garages (One Attached to House - One Detached)
- \* One Year Home Warranty (House & Pool is Covered, Hot Tub is not Covered)

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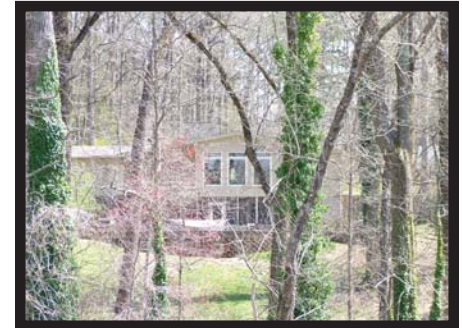
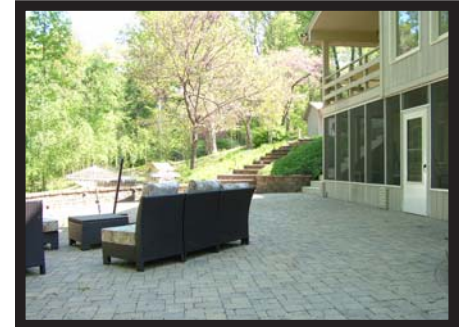
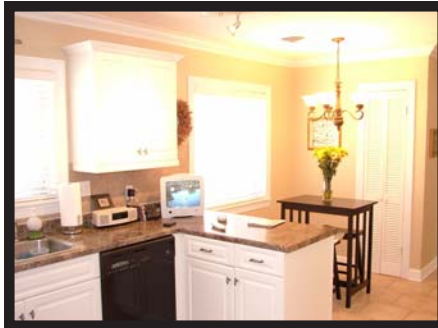
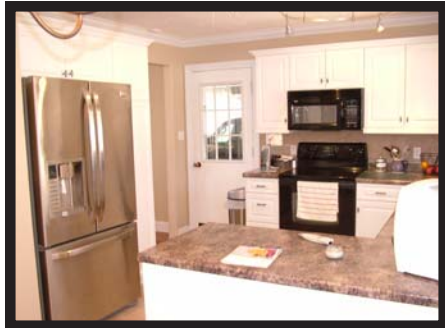
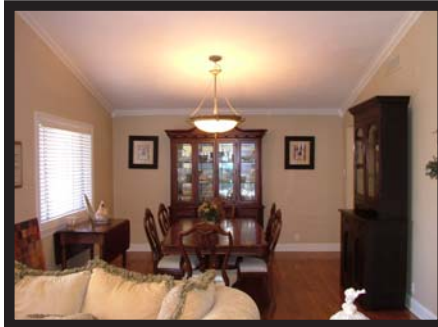
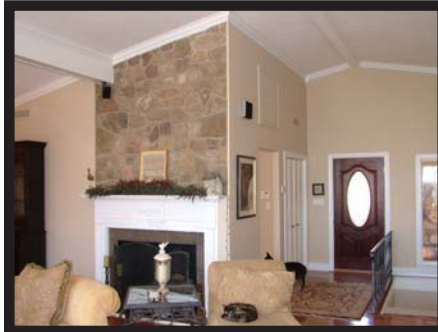
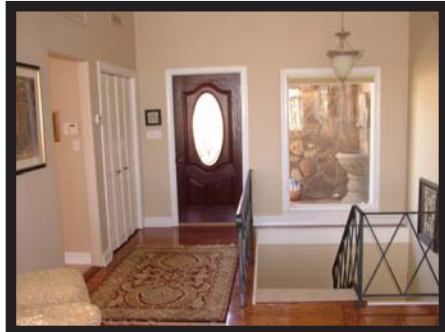
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