



**LEE GODFREY, BROKER, CRS**

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*Property Profile*



**900 COTTON GROVE ROAD - \$800,000**

**"45+ Acres Fenced & Crossed Fenced  
2 Acre Stocked Lake + Shop -  
Horse Barn - Equipment Barn"**

4899 Sq. Ft. Dwelling  
4 Bedrooms - 3 Full Baths  
Covered Patio + Triple Garage  
Inground Pool with Heater

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**ROOM ARRANGEMENT**

First Floor

Foyer, Great Room, Dining Room, Kitchen, Keeping Room, Separate Laundry Room, Master Suite w/Salon Bath & Safe Room, 2nd Bedroom Down w/Full Bath off Hall

Second Floor

3rd & 4th Bedrooms, 3rd Full Bath, Rec Room, 2 Walk-In Attics

**GENERAL INFORMATION**

Floor coverings: Hardwood/Carpet/Tile  
Type Roof: Architectural  
Heat & Air: 3 Central Units  
Fuel: Natural Gas Heat/Electric Air  
Water Heaters: Two (1 Gas Fired - 1 Electric w/Instant Hot Water)  
Water Supply: Public (JEA) + 2 Farm Wells  
Sewage Disposal: Septic  
Age: **7 (Built 2004)**  
Annual Taxes: **\$2,893**

**ITEMS INCLUDED**

All Window Treatments  
All Attached Appliances  
Mailbox

**APPLIANCES INCLUDED**

Stainless Maytag Side x Side Refrigerator  
Stainless Amana Double Self-Clean Oven  
Stainless Amana Microwave  
Stainless Maytag Dishwasher  
Triple Jenn Aire Cooktop  
Disposal

**LOT SIZE**

45 Acres



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**ROOM SIZES**

Foyer	19 x 10
Great Room	19 x 18
Dining Rm	14 x 13
Eat-N-Kitchen	23 x 15
Keeping Room	29 x 24
Master Bed Rm	23 x 16
Bedroom #2	16 x 16
Bedroom #3	14 x 13
Bedroom #4	17 x 12
Rec Room	27 x 15
Laundry Room	12 x 9

**SCHOOL ZONES**

Elementary: Nova  
Middle: Rose Hill  
High School Liberty Tech

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

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**SPECIAL FEATURES**

Main Dwelling

- \* Brick Construction w/Vinyl Windows & Trim
- \* Solid Wood Double Entry Door w/Beveled Glass
- \* Hardwood in Foyer, Dining Room, Hall & Staircase
- \* Ceramic Tile in Kitchen, Keeping Room, Laundry Room & All 3 Baths
- \* 2 Story Entry & Great Room
- \* Formal Dining Room w/Wainscot
- \* Sunken Great Room w/Vaulted Ceiling & Stone Gas Log 2 Sided Fireplace
- \* Designer Kitchen w/Chocolate Glazed Cabinets, Silestone Tops & Stone Gas Log Fireplace
- \* Laundry Room w/Deep Sink, Cabinets & Folding Counter
- \* Keeping Room Adjacent to Kitchen w/Windows on 3 Sides
- \* Covered Patio off Kitchen & Keeping Room Overlooking Pool & Lake & Has Retractable Awning
- \* Master Bedroom w/Coffered Ceiling Overlooks Pool & Lake, Master Bath Features His/Her Vanities, Silestone Tops, Corner Whirlpool, 6' x 6' Walk In Shower, Separate Potty Room + 8' x 12' Walk-In Closet/Safe Room
- \* 2nd Bedroom Down, Currently Used as Study, 2nd Full Bath off Hallway
- \* Central Vacuum
- \* Alarm System
- \* Triple Enclosed Garage w/Electric Door
- \* Kidney Shaped Inground Pool w/Diving Board, Slide, Steps, Heater & Automatic Pool Sweep
- \* Aluminum Fence Around Back Yard & Pool

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**SPECIAL FEATURES - Continued**

Land & Out Buildings

- \* 45+ Acres Fenced & Cross Fenced w/Trail Through Woods
- \* 2 Acre Lake; Rock Lined & Stocked w/Catfish Features Gazebo & Deck Out Into Lake
- \* All Pastures Have Gravel Roads/Alleys to Barns
- \* Barns & Equipment Buildings Total 7552 Sq. Ft.
- \* 40' x 60' Shop Features:
  - \* 2 Eight Foot Overhead Doors
  - \* Water & Electricity
  - \* 10' x 40' Front Porch
  - \* 14' x 40' Lean To Equipment Shed
- \* 32' x 76' Horse Barn Features:
  - \* Water & Electricity
  - \* Ten 12' x 12' Stalls w/Outside Paddocks
  - \* Tack Room
  - \* Feed Room
  - \* Hay Loft
  - \* Concrete Floor in Center Hall
- \* 20' x 40' Lean to Equipment Storage Area
- \* 6" Well to Supply Lake

**SPECIAL FEATURES - Continued**

Land & Out Buildings - Continued

- \* Watering Trough w/Electricity in Each Pasture
- \* Valve from 4" Well Line to House, So House Can Be Switched to Well Water



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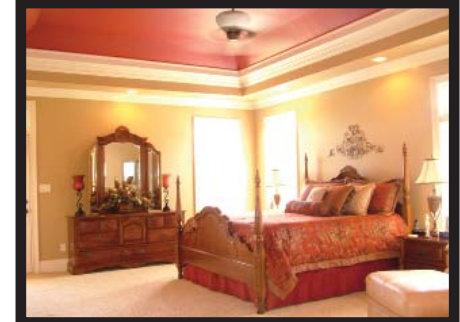
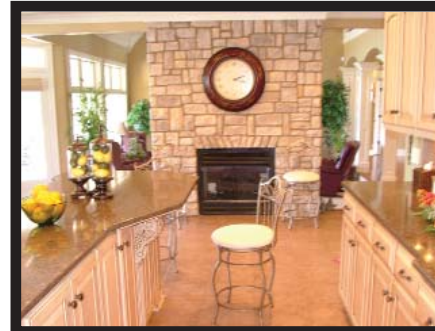
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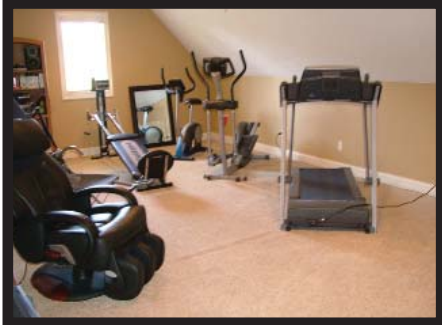
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