

**ALL FIELDS DETAIL**



**MLS #** 190142  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** MCNAIRY CO.  
**Asking Price** \$399,500  
**Address** 560 Madison Lane  
**City** Pocahontas  
**State** TN  
**Zip** 38061  
**Status** Active

**Master Bedroom Level** Lower  
**City Limits** No  
**# of Stories** 2



**GENERAL**

<b># of Bedrooms</b>	3	<b># of Full Baths</b>	2
<b># of Half Baths</b>	1	<b>Car Storage</b>	0
<b>Resort (Y/N)</b>	No	<b>Number of Acres</b>	2.00
<b>Agent</b>	Lee W Godfrey - Cell: 731-343-2900	<b>Listing Office 1</b>	Coldwell Banker, Real Est. Now - Main: 731-668-1777
<b>ListAgent Cell Phone</b>	731-343-2900	<b>List Agent Email</b>	lee@leegodfrey.com
<b>List Team</b>	Lee Godfrey Team	<b>Listing Agent 2</b>	
<b>ListAgent 2 Cell Phone</b>		<b>ListAgent 2 Email</b>	
<b>Listing Office 2</b>		<b>Compensation Offered</b>	*3
<b>Dual/Variable Rate (Y/N)</b>	No	<b>Listing Type</b>	Exclusive Right
<b>Owner/Agent (Y/N)</b>	No	<b>Builder</b>	
<b>Listing Date</b>	9/4/2019	<b>Age</b>	45
<b>Year Built</b>	1974	<b>County</b>	MCNAIRY COUNTY
<b>Subdivision</b>	NONE	<b>Gated Community</b>	Yes
<b>Zoned Historical (Y/N)</b>	No	<b>Lot Size</b>	see remarks
<b>Map #</b>	104	<b>Group</b>	
<b>Parcel #</b>	013.00	<b>Approx. Heated SQFT</b>	2,962
<b>Heated SQFT Source</b>	Agent Measuring	<b>Price per SQFT</b>	\$134.88
<b>Approx. Unheated SQFT</b>	750	<b>Air Units</b>	1
<b>Water Heater Units</b>	1	<b>Assoc. Fee</b>	7000
<b>Master Bedroom Size</b>	16x12	<b>Master Bedroom Level</b>	l
<b>Bedroom 2 Size</b>	13x11	<b>Bedroom 2 Level</b>	l
<b>Bedroom 3 Size</b>	13x10	<b>Bedroom 3 Level</b>	l
<b>Bedroom 4 Size</b>		<b>Bedroom 4 Level</b>	
<b>Bedroom 5 Size</b>		<b>Bedroom 5 Level</b>	
<b>Bedroom 6 Size</b>		<b>Bedroom 6 Level</b>	
<b>Rec Room Size</b>		<b>Rec Room Level</b>	
<b>Foyer Size</b>	7x4	<b>Foyer Level</b>	m
<b>Living Room Size</b>		<b>Living Room Level</b>	
<b>Formal Dining Rm Size</b>	13x13	<b>Formal Dining Rm Level</b>	m
<b>Great Room Size</b>	23x17	<b>Great Room Level</b>	m
<b>Den Size</b>		<b>Den Level</b>	
<b>Kitchen Size</b>	15x12	<b>Kitchen Level</b>	m
<b>Breakfast Room Size</b>		<b>Breakfast Room Level</b>	
<b>Sun Room Size</b>		<b>Sun Room Level</b>	
<b>Laundry Room Size</b>		<b>Laundry Room Level</b>	
<b>Office Size</b>		<b>Office Level</b>	
<b>Keeping Room Size</b>		<b>Keeping Room Level</b>	
<b>Bonus Room Size</b>		<b>Bonus Room Level</b>	
<b>Media Room Size</b>		<b>Media Room Level</b>	
<b>Extra Room 1 Size</b>	17x12	<b>Extra Room 1 Level</b>	l
<b>Extra Room 2 Size</b>	10x7	<b>Extra Room 2 Level</b>	l
<b>Extra Room 3 Size</b>		<b>Extra Room 3 Level</b>	
<b>Extra Room 4 Size</b>		<b>Extra Room 4 Level</b>	
<b>Extra Room 5 Size</b>		<b>Extra Room 5 Level</b>	
<b>Extra Room 6 Size</b>		<b>Extra Room 6 Level</b>	
<b>Hearth Room Size</b>		<b>Hearth Room Level</b>	
<b>Exercise Room Size</b>		<b>Exercise Room Level</b>	
<b>Cross Street</b>	Vernie Kirk Road	<b>Off Market Date</b>	
<b>Search By Map</b>		<b>Lender Req Proof of Funds</b>	Yes

**GENERAL**

<b>Tax ID</b>		<b>IDX Include</b>	Y
<b>Update Date</b>	4/1/2020	<b>Status Date</b>	9/6/2019
<b>HotSheet Date</b>	4/1/2020	<b>Price Date</b>	4/1/2020
<b>Input Date</b>	9/6/2019 12:11 PM	<b>Associated Document Count</b>	5
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	47	<b>Client Hit Count</b>	5
<b>Days On Market</b>	210	<b>Address 2</b>	
<b>Sale/Rent</b>	For Sale	<b>Water View</b>	Yes
<b>Waterfront</b>	Yes	<b>On Golf Course</b>	No
<b>New Construction</b>	No	<b>Subtype</b>	None
<b>In-Law Quarters</b>	No	<b>Workshop</b>	
<b>Workshop Size</b>		<b>Age of Roof</b>	1
<b>Age of H/VAC</b>	2	<b>Appraisal SQFT</b>	
<b>Auction Time</b>		<b>Loan Type</b>	
<b>Auction Date</b>		<b>Sentrilock being Used</b>	Yes
<b>Covenants (Y/N)</b>		<b>Sentrilock Serial Number</b>	1409482
<b>Auction Website</b>		<b>Auction Comment</b>	
<b>Geocode Quality</b>		<b>Picture Count</b>	24
<b>Sold Price Per SQFT</b>		<b>Associated Staff Amendments</b>	
<b>Input Date</b>	9/6/2019 12:11 PM	<b>Update Date</b>	4/1/2020 12:46 PM
<b>Deed</b>		<b>Page #</b>	

**FEATURES**

<b>ACCESS</b> Paved-Private Road	<b>FENCED YARD</b> Wire	<b>LOT TYPE</b> Cove Lot	<b>SEWER</b> Septic
<b>APPLIANCES</b> Dishwasher Dryer Washer Refrigerator	<b>FIREPLACE</b> Masonry	<b>POSSESSION</b> Possession At Close	<b>TO SHOW</b> Call Appt Center 421-8100
<b>ATTIC TYPE</b> Other	<b>FLOORS</b> Hardwood Tile/Ceramic Vinyl	<b>PROPOSED FINANCING</b> Conventional FHA Financing VA Financing	<b>TRIM TYPE</b> Wood
<b>CONSTRUCTION</b> Wood Siding Stone	<b>FOUNDATION</b> Full Basement	<b>RANGES/OVENS</b> Convection Oven Microwave Vent Hood Range/Oven-Electric Self Cleaning Oven	<b>WATER</b> Public
<b>COOLING SYSTEM</b> Cent. A/C-Electric	<b>HEATING SYSTEM</b> Heat Pump(s)	<b>ROOF</b> Composite Shingle	<b>WINDOW TREATMENTS</b> All Window Treatments
<b>COUNTER TYPES</b> Granite	<b>INTERNAL FEATURES</b> Ceiling Fan(s) Washer/Dryer Connection Electric Water Heater	<b>ROOMS</b> Rec Room Formal Dining Room	<b>WINDOW TYPES</b> Thermo Pane Wood
<b>DECKS/PATIO/PORCHES</b> Deck-Open	<b>KITCHEN FEATURES</b> Breakfast Bar Eat In Kitchen Pantry		<b>MASTER BATH</b> Double Vanity
<b>EXTERNAL FEATURES</b> Gutters Pond/Lake Storm Shelter			<b>STORM SHELTER</b> Internal

**FINANCIAL**

<b>Original Price</b>	\$495,000	<b>Taxes - City</b>	0
<b>Taxes - County</b>	950	<b>Special</b>	\$0
<b>Financing Terms</b>		<b>School Tax</b>	
		<b>Syndication</b>	
		<b>Remarks</b>	Privacy and Seclusion - like none other. Amazing opportunity to own a 2900 SF Lakefront Cabin on a 35 ac private lake, w /private 2 slip boathouse & pier. Located 75 mi from Germantown & Covington. Closer than Pickwick without the crowds. Managed fishing lake, w/pump to level. Skiing, fishing, swimming, diving, hiking, biking, shooting, 4wheeling all here. Miles of trails. This estate includes a 1.8 ac lot + a 20% interest in 190 acres of prime timberland, which includes a 35 ac private lake

Type of Sale Normal Sale

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
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**SOLD STATUS**

Closing Date  
Selling Agent 1  
Sell Team  
Legal Sellers Name  
Home Warranty (Y/N)  
Sold Price per SqFt

Sold Price  
Selling Office 1  
Seller Concessions  
Additional Comments  
Listing Appt Number

**DIRECTIONS**

**Directions** From Jackson, TN, take Hwy 45 S past Henderson, TN, right on US Hwy 64W, left on Sulfur Springs, left on Hines Rd, left on Vernie Kirk Rd, right on Madison Lane, house at dead end of Madison Lane.

**PUBLIC REMARKS**

**Brochure Comments** Privacy and Seclusion - like none other. Amazing opportunity to own a 2900 SF Lakefront Cabin on a 35 ac private lake, w/private 2 slip boathouse & pier. Located 75 mi from Germantown & Covington. Closer than Pickwick without the crowds. Managed fishing lake, w/pump to level. Skiing, fishing, swimming, diving, hiking, biking, shooting, 4-wheeling all here. Miles of trails. This estate includes a 1.8 ac lot + a 20% interest in 190 acres of prime timberland, which includes a 35 ac private lake w/only 4 other homeowners. Only 4 sales in 50 years. Caretaker lives nearby. House has been completely updated, new roof, appliances, cabinets, flooring, windows, A/C. Open floor plan mid century modern, w/a view of the lake from every room in the house. 3 BR, 2 1/2 BA, large masonry FP, rec rm on main level, eat-n-Kitchen + dining rm, indoor storm shelter, 1800 SF of deck & patio all on lake. New furniture, pool table etc, all included

**AGENT ONLY REMARKS**

**Agent Only Remarks** 50% of heated and cooled living area is on basement level. HOA fee is \$7,000/year \*Should negotiations result in seller paying closing costs, CSO to be calculated on Final Sale Price less closing costs paid by seller x CSO. Seller requests prequalification letter with all offers.

**ADDENDUM**

Addendum

**ADDITIONAL PICTURES**





**DISCLAIMER**

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