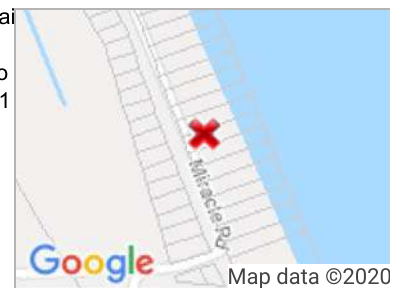


ALL FIELDS DETAIL



MLS # 200322
Class RESIDENTIAL
Type Single Family
Area DECATUR CO.
Asking Price \$309,500
Address 462 Miracle Road
City Decaturville
State TN
Zip 38029
Status Active

Master Bedroom Level Main
City Limits No
of Stories 1 1/2



GENERAL

# of Bedrooms	3	# of Full Baths	2
# of Half Baths	2	Car Storage	1
Resort (Y/N)	Yes	Number of Acres	0.29
Agent	Lee W Godfrey - Cell: 731-343-2900	Listing Office 1	Coldwell Banker, Real Est. Now - Main: 731-668-1777
ListAgent Cell Phone	731-343-2900	List Agent Email	lee@leegodfrey.com
List Team	Lee Godfrey Team	Listing Agent 2	
ListAgent 2 Cell Phone		ListAgent 2 Email	
Listing Office 2		Compensation Offered	*3
Dual/Variable Rate (Y/N)	No	Listing Type	Exclusive Right
Owner/Agent (Y/N)	No	Builder	David Cupples
Listing Date	1/22/2020	Age	16
Year Built	2004	County	DECATUR COUNTY
Subdivision	PEARCY TN RIVER RESORT	Gated Community	No
Zoned Historical (Y/N)	No	Lot Size	50 x 254
Map #	065A	Group	A
Parcel #	010.00	Approx. Heated SQFT	1,741
Heated SQFT Source	Agent Measuring	Price per SQFT	\$177.77
Approx. Unheated SQFT	1595	Air Units	2
Water Heater Units	1	Assoc. Fee	200y
Master Bedroom Size	15x14	Master Bedroom Level	m
Bedroom 2 Size	14x14	Bedroom 2 Level	u
Bedroom 3 Size	14x14	Bedroom 3 Level	u
Bedroom 4 Size		Bedroom 4 Level	
Bedroom 5 Size		Bedroom 5 Level	
Bedroom 6 Size		Bedroom 6 Level	
Rec Room Size		Rec Room Level	
Foyer Size		Foyer Level	
Living Room Size		Living Room Level	
Formal Dining Rm Size	13x11	Formal Dining Rm Level	m
Great Room Size	19x16	Great Room Level	m
Den Size		Den Level	
Kitchen Size	14x12	Kitchen Level	m
Breakfast Room Size		Breakfast Room Level	
Sun Room Size		Sun Room Level	
Laundry Room Size	3x6	Laundry Room Level	m
Office Size		Office Level	
Keeping Room Size		Keeping Room Level	
Bonus Room Size		Bonus Room Level	
Media Room Size		Media Room Level	
Extra Room 1 Size		Extra Room 1 Level	
Extra Room 2 Size		Extra Room 2 Level	
Extra Room 3 Size		Extra Room 3 Level	
Extra Room 4 Size		Extra Room 4 Level	
Extra Room 5 Size		Extra Room 5 Level	
Extra Room 6 Size		Extra Room 6 Level	
Hearth Room Size		Hearth Room Level	
Exercise Room Size		Exercise Room Level	
Cross Street	Red Oak Tree Drive	Off Market Date	
Search By Map		Lender Req Proof of Funds	Yes

GENERAL

Tax ID		IDX Include	Y
Update Date	1/29/2020	Status Date	1/22/2020
HotSheet Date	1/22/2020	Price Date	1/22/2020
Input Date	1/22/2020 3:40 PM	Associated Document Count	1
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	30	Client Hit Count	6
Days On Market	7	Address 2	
Sale/Rent	For Sale	Water View	Yes
Waterfront	Yes - River	On Golf Course	No
New Construction	No	Subtype	None
In-Law Quarters	No	Workshop	
Workshop Size		Age of Roof	16
Age of H/VAC	1 & 16	Appraisal SQFT	
Auction Time		Loan Type	
Auction Date		Sentrilock being Used	Yes
Covenants (Y/N)		Sentrilock Serial Number	1411867
Auction Website		Auction Comment	
Geocode Quality		Picture Count	24
Sold Price Per SQFT		Associated Staff Amendments	
Input Date	1/22/2020 3:40 PM	Update Date	1/29/2020 1:22 PM
Deed		Page #	

FEATURES

ACCESS Paved-Private Road	COUNTER TYPES Granite	INTERNAL FEATURES Ceiling Fan(s) Garage Door Opener Walk-In Closet Washer/Dryer Connection Electric Water Heater	ROOMS Separate Laundry Room
APPLIANCES Disposal Dishwasher Dryer Washer Refrigerator Ice Maker Smoke/Fire Alarm	DECKS/PATIO/PORCHES Covered Front Porch Wrap Around Porch	KITCHEN FEATURES Breakfast Bar Pantry	SEWER Septic
CEILINGS Height 8 Ft.	EXTERNAL FEATURES Gutters Workshop Creek/River	POSSESSION Possession At Close	TO SHOW Call Appt Center 421-8100
CONSTRUCTION Frame	FLOORS Carpet Tile/Vinyl	PROPOSED FINANCING Conventional FHA Financing VA Financing	TRIM TYPE Hardy Board
COOLING SYSTEM Cent. A/C-Electric	FOUNDATION Slab	RANGES/OVENS Microwave Vent Hood Range/Oven-Electric	WARRANTY Termite Contract
	GARAGE TYPE Attached Garage	ROOF Metal Roof	WATER Public
	HEATING SYSTEM Electric Forced Air Cent. Gas Forced Air Cent.		WINDOW TREATMENTS All Window Treatments
			WINDOW TYPES Thermo Pane Vinyl
			MASTER BATH Tub Shower Combo Single Vanity

FINANCIAL

Original Price	\$309,500	Taxes - City	0
Taxes - County	1345	Special School Tax	\$0
Financing Terms	VA/FHA/Conventional	Syndication Remarks	Recently remodeled in 2018 with new granite counter tops in kitchen and bathrooms, new stainless appliances, new carpet, new vinyl flooring (looks just like ceramic), new paint, new downstairs HVAC unit. WOW!!! Indoor ELEVATOR, 3 bedrms, 2 full + 2 half baths, huge covered wrap around porch with terrific TN River views, large oversized basement garage with abundant storage for toys. Let's settle on the Tennessee River; it's fully furnished, so all you need are groceries and your suitcase.

Type of Sale Normal Sale

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Agent 1		Selling Office 1	

SOLD STATUS

Sell Team
Legal Sellers Name
Home Warranty (Y/N)
Sold Price per SqFt

Seller Concessions
Additional Comments
Listing Appt Number

DIRECTIONS

Directions From the courthouse in Decaturville, TN, take Hwy 100E, right on Mt Carmel Rd, left on Fishers Landing Rd, left on Red Oak Tree Dr, left on Miracle Rd, house on riverfront on right.

PUBLIC REMARKS

Brochure Comments Recently remodeled in 2018 with new granite counter tops in kitchen and bathrooms, new stainless appliances, new carpet, new vinyl flooring (looks just like ceramic), new paint, new downstairs HVAC unit. WOW!!! Indoor ELEVATOR, 3 bedrms, 2 full + 2 half baths, huge covered wrap around porch with terrific TN River views, large oversized basement garage with abundant storage for toys. Let's settle on the Tennessee River; it's fully furnished, so all you need are groceries and your suitcase.

AGENT ONLY REMARKS

Agent Only Remarks Lockbox front porch. Gate Code is 6182 *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 Items that DO NOT REMAIN WITH THE PROPERTY: Golf Cart, electric recliner in great rm, pottery pieces above kitchen cabinets, tools, supplies in closets, food items, clothes, personal items.

ADDITIONAL PICTURES



View Down River





Indoor Elevator



DISCLAIMER

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