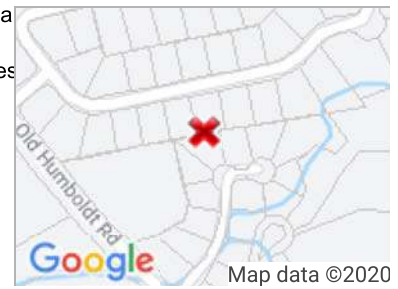


**ALL FIELDS DETAIL**



**MLS #** 202758  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** JACKSON NORTH W  
**Asking Price** \$237,500  
**Address** 45 Cross Brook Cove  
**City** Jackson  
**State** TN  
**Zip** 38305  
**Status** Active

**Master Bedroom Level** Ma  
**City Limits** n  
**# of Stories** Yes  
 2



**GENERAL**

<b># of Bedrooms</b>	4	<b># of Full Baths</b>	3
<b># of Half Baths</b>	0	<b>Car Storage</b>	2
<b>Resort (Y/N)</b>	No	<b>Number of Acres</b>	0.22
<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>	7/13/2020	<b>Age</b>	16
<b>Year Built</b>	2004	<b>County</b>	MADISON COUNTY
<b>Subdivision</b>	CROSSCREEK	<b>Gated Community</b>	No
<b>Zoned Historical (Y/N)</b>	No	<b>Lot Size</b>	cove lot
<b>Map #</b>	044L	<b>Group</b>	D
<b>Parcel #</b>	028.00	<b>Approx. Heated SQFT</b>	2,529
<b>Heated SQFT Source</b>	Prior Appraisal	<b>Price per SQFT</b>	\$93.91
<b>Approx. Unheated SQFT</b>	583	<b>Air Units</b>	2
<b>Water Heater Units</b>	1	<b>Assoc. Fee</b>	400
<b>Master Bedroom Size</b>	16x13	<b>Master Bedroom Level</b>	m
<b>Bedroom 2 Size</b>	12x10	<b>Bedroom 2 Level</b>	m
<b>Bedroom 3 Size</b>	12x11	<b>Bedroom 3 Level</b>	u
<b>Bedroom 4 Size</b>	12x10	<b>Bedroom 4 Level</b>	u
<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>	20x11	<b>Rec Room Level</b>	u
<b>Foyer Size</b>	8x7	<b>Foyer Level</b>	m
<b>Living Room Size</b>		<b>Living Room Level</b>	
<b>Formal Dining Rm Size</b>	12x11	<b>Formal Dining Rm Level</b>	m
<b>Great Room Size</b>	17x16	<b>Great Room Level</b>	m
<b>Den Size</b>		<b>Den Level</b>	
<b>Kitchen Size</b>	28x10	<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>	6x6	<b>Laundry Room Level</b>	m
<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>		<b>Extra Room 1 Level</b>	
<b>Extra Room 2 Size</b>		<b>Extra Room 2 Level</b>	
<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>	16x12	<b>Hearth Room Level</b>	m
<b>Exercise Room Size</b>		<b>Exercise Room Level</b>	
<b>Cross Street</b>	Old Humboldt 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>	7/20/2020	<b>Status Date</b>	7/13/2020
<b>HotSheet Date</b>	7/20/2020	<b>Price Date</b>	7/20/2020
<b>Input Date</b>	7/13/2020 1:54 PM	<b>Associated Document Count</b>	3
<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>	70	<b>Client Hit Count</b>	20
<b>Days On Market</b>	7	<b>Address 2</b>	
<b>Sale/Rent</b>	For Sale	<b>Water View</b>	No
<b>Waterfront</b>	No	<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>	8 yrs
<b>Age of H/VAC</b>	16 yrs	<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>	1409828
<b>Auction Website</b>		<b>Auction Comment</b>	
<b>Geocode Quality</b>		<b>Picture Count</b>	21
<b>Sold Price Per SQFT</b>		<b>Associated Staff Amendments</b>	
<b>Input Date</b>	7/13/2020 1:54 PM	<b>Update Date</b>	7/20/2020 5:03 AM
<b>Deed</b>		<b>Page #</b>	

**FEATURES**

<b>ACCESS</b>	<b>EXTERNAL FEATURES</b>	<b>LOT TYPE</b>	<b>SEWER</b>
Paved-Public Road	Gutters	Cove Lot	Public
<b>APPLIANCES</b>	Mail Box	<b>POSSESSION</b>	<b>TO SHOW</b>
Disposal	<b>FENCED YARD</b>	Possession Negotiable	Must Have Appointment
Dishwasher	Fenced Yard	<b>PROPOSED FINANCING</b>	Call Appt Center 421-8100
Smoke/Fire Alarm	<b>FIREPLACE</b>	Conventional	<b>TRIM TYPE</b>
<b>ATTIC TYPE</b>	Gas Logs	FHA Financing	Vinyl
Other	<b>FLOORS</b>	VA Financing	<b>WATER</b>
<b>CEILINGS</b>	Carpet/Tile/Hardwood	<b>RANGES/OVENS</b>	Public
Height 9 Ft.	<b>FOUNDATION</b>	Microwave Vent Hood	<b>WINDOW TREATMENTS</b>
Height 11 Ft.	Slab	Range/Oven-Electric	All Window Treatments
Knocked Down	<b>GARAGE TYPE</b>	Self Cleaning Oven	<b>WINDOW TYPES</b>
Trayed	Attached Garage	<b>ROOF</b>	Thermo Pane
Vaulted	<b>HEATING SYSTEM</b>	Architectural	Vinyl
<b>CONSTRUCTION</b>	Gas Forced Air Cent.	<b>ROOMS</b>	<b>MASTER BATH</b>
Brick	<b>INTERNAL FEATURES</b>	Rec Room	Shower Separate
<b>COOLING SYSTEM</b>	Cable TV	Formal Dining Room	Whirlpool Tub
Cent. A/C-Electric	Ceiling Fan(s)	Separate Laundry Room	Double Vanity
<b>COUNTER TYPES</b>	Separate Shower	Hearth Room	Commode Room
Solid Surface	Smoke Detector		Ceramic Tile Floor
<b>DECKS/PATIO/PORCHES</b>	Walk-In Closet		
Patio-Open	Natural Gas Water Heater		

**FINANCIAL**

<b>Original Price</b>	\$242,500	<b>Taxes - City</b>	946
<b>Taxes - County</b>	1134	<b>Special School Tax</b>	\$0
<b>Financing Terms</b>	Conv/FHA/VA	<b>Syndication Remarks</b>	Super convenient to everything & space for everyone in the family. This 4 BR – 3 Full BA brick home is located on a quiet cul-de-sac between N. Highland & Hwy 45 Bypass in Cross Creek Subdivision. It features 2 BR & 2 full BA down, along with eat-n-kitchen w/adjoining hearth room w/gas log FP, formal dining, great room & separate laundry. Upstairs is a rec rm along with 2 more BR and a 3rd full bath. Solid surface counters in kitchen, laminate hardwood in great rm & master BR. Don't miss this great value.

Type of Sale Normal Sale

**SOLD STATUS**

How Sold Contract Date

**Confidential Agent Handout**

**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 I-40 & N Highland (Exit 82) go north on N Highland, left on Old Humboldt Road, right on Cross Creek Cove, house at top of circle.

**PUBLIC REMARKS**

Brochure Comments Super convenient to everything and space for everyone in the family. This 4 Bedroom – 3 Full Bath brick home is located on a quiet cul-de-sac between N. Highland and Hwy 45 Bypass in Cross Creek Subdivision. It features 2 bedrooms & 2 full baths down, along with eat-n-kitchen with adjoining hearth room with gas log fireplace, formal dining, great room and separate laundry. Upstairs is a rec rm up along with 2 more bedrooms and a 3rd full bath. Solid surface counters in kitchen, laminate hardwood in great rm and master bedroom, hardwood in entry and dining rm. Private back yard with retaining wall and fenced yard. Don't miss this great value.

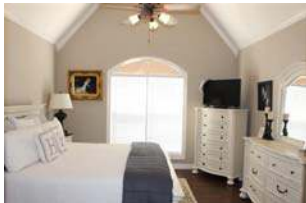
**AGENT ONLY REMARKS**

Agent Only Remarks \*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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