

18 Emerald Breeze Dr. (Lot 206) - \$ 385,000

Emerald Breeze Subdivision

3 Bedrms - 2 Baths



Emerald Breeze Amenities

- Private & Gated Development
- Total Lawn Care included in HOA fee
- HOA fee - \$300/Quarter
- Wooded Walking Trail
- Architecture by: THE DESIGN SHOP
- Fresh Original Open Floor Plans
- 9-11 Ft Ceiling Heights
- Split Bedroom Plans
- Separate Laundry Rooms
- Covered Patios & Double Garages

Home Features

Stainless Appliances
Gas or Electric Self Clean Range/Oven
Dishwasher, Microwave Venthood, Disposal
Luxury Vinyl Plank
Ceramic Tile in Laundry & Baths
<i>Walk-N-Ceramic Shower w/no step & no door</i>
<i>Custom Cabinets with Soft Close Doors & Drawers</i>
<i>Custom Closet Shelving</i> vs wire shelving
<i>Granite Counters in Kitchen & All Baths</i>
Gas Logs in Great Rm
Gas Heat - On Demand Tankless Gas Water Heater

For More Info Call:

Lee Godfrey, Broker

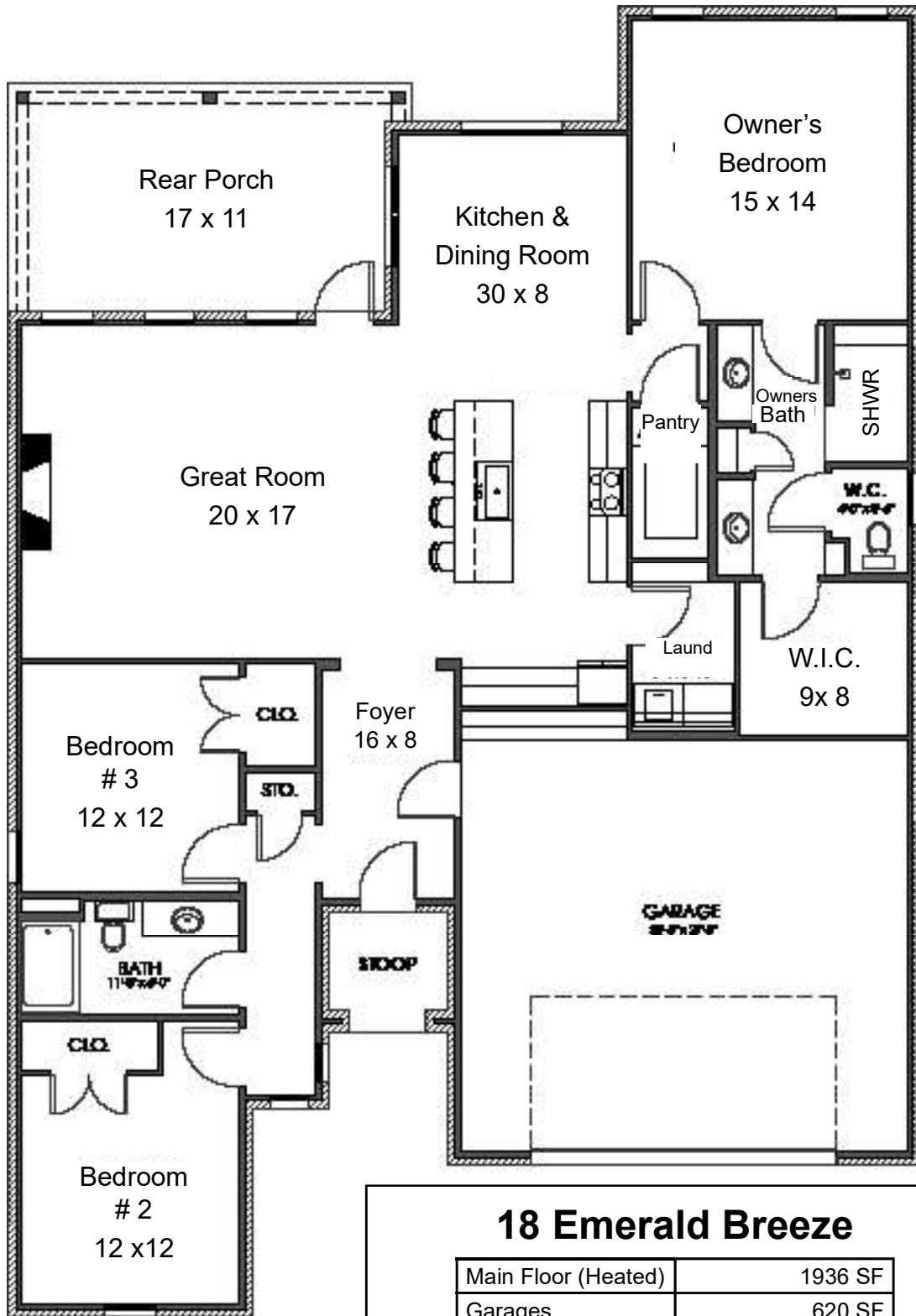
Coldwell Banker

Real Estate Now

731.343.2900 Cell

731.664.1000 Direct

731.668.1777 Office



18 Emerald Breeze

Main Floor (Heated)	1936 SF
Garages	620 SF
Porches	210 SF
Total Unheated	830 SF
Total Under Roof	2766 SF

Disclaimer

Please be advised Room Sizes and Square Footage in this brochure are approximate and are not guaranteed by the Builder or Agent. Actual onsite dimensions may vary from this brochure. Builder may elect to make changes to the floor plan or elevations of the house during construction.



VALUE	U.U.U
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, MADISON COUNTY
ANGIE BYERS
 REGISTER OF DEEDS

OWNER INFORMATION:
 EMERALD BREEZE PARTNERS
 P.O. BOX 12555
 JACKSON, TN 38308
 TAX MAP 43, PARCEL 5.12
 DEED BOOK 751, PAGE 1727

ZONING INFORMATION:
 ZONED: RS-1/PRD
 (SINGLE FAMILY/PLANNED
 RESIDENTIAL) DISTRICT

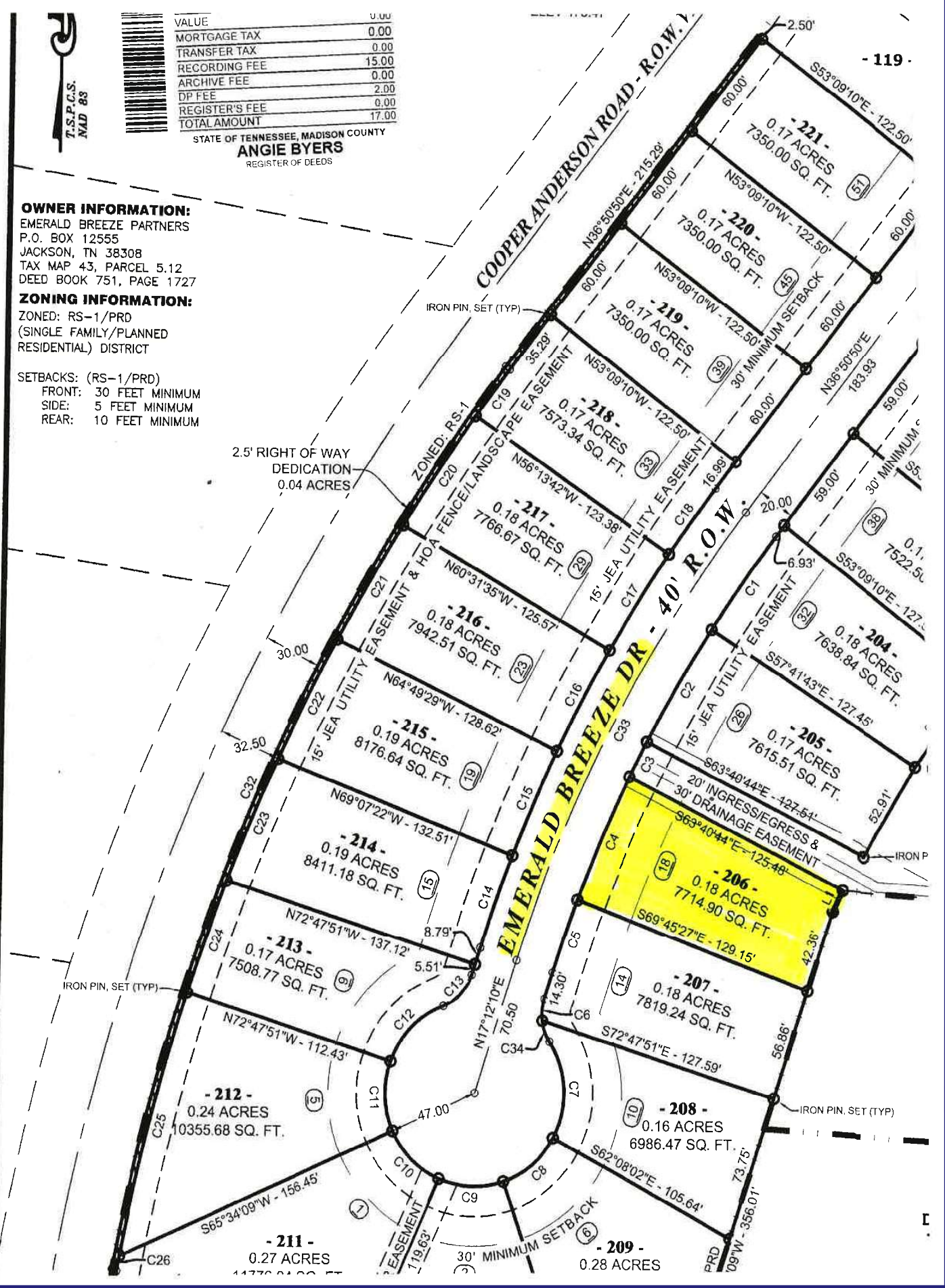
SETBACKS: (RS-1/PRD)
 FRONT: 30 FEET MINIMUM
 SIDE: 5 FEET MINIMUM
 REAR: 10 FEET MINIMUM

2.5' RIGHT OF WAY
 DEDICATION
 0.04 ACRES

IRON PIN, SET (TYP)

IRON PIN, SET (TYP)

IRON PIN, SET (TYP)



ZONED: RS-1

FENCE/LANDSCAPE EASEMENT

HOA EASEMENT

15' JEA UTILITY EASEMENT

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