

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

***For More Info Call:***

***Lee Godfrey, Broker***

***Coldwell Banker***

***Real Estate Now***

***731.343.2900 Cell***

***731.664.1000 Direct***

***731.668.1777 Office***

***Home Features***

Stainless Appliances

Gas or Electric Self Clean Range/Oven

Dishwasher, Microwave Venthood, Disposal

Luxury Vinyl Plank

Ceramic Tile in Laundry & Baths

***Walk-N-Ceramic Shower w/no step & no door***

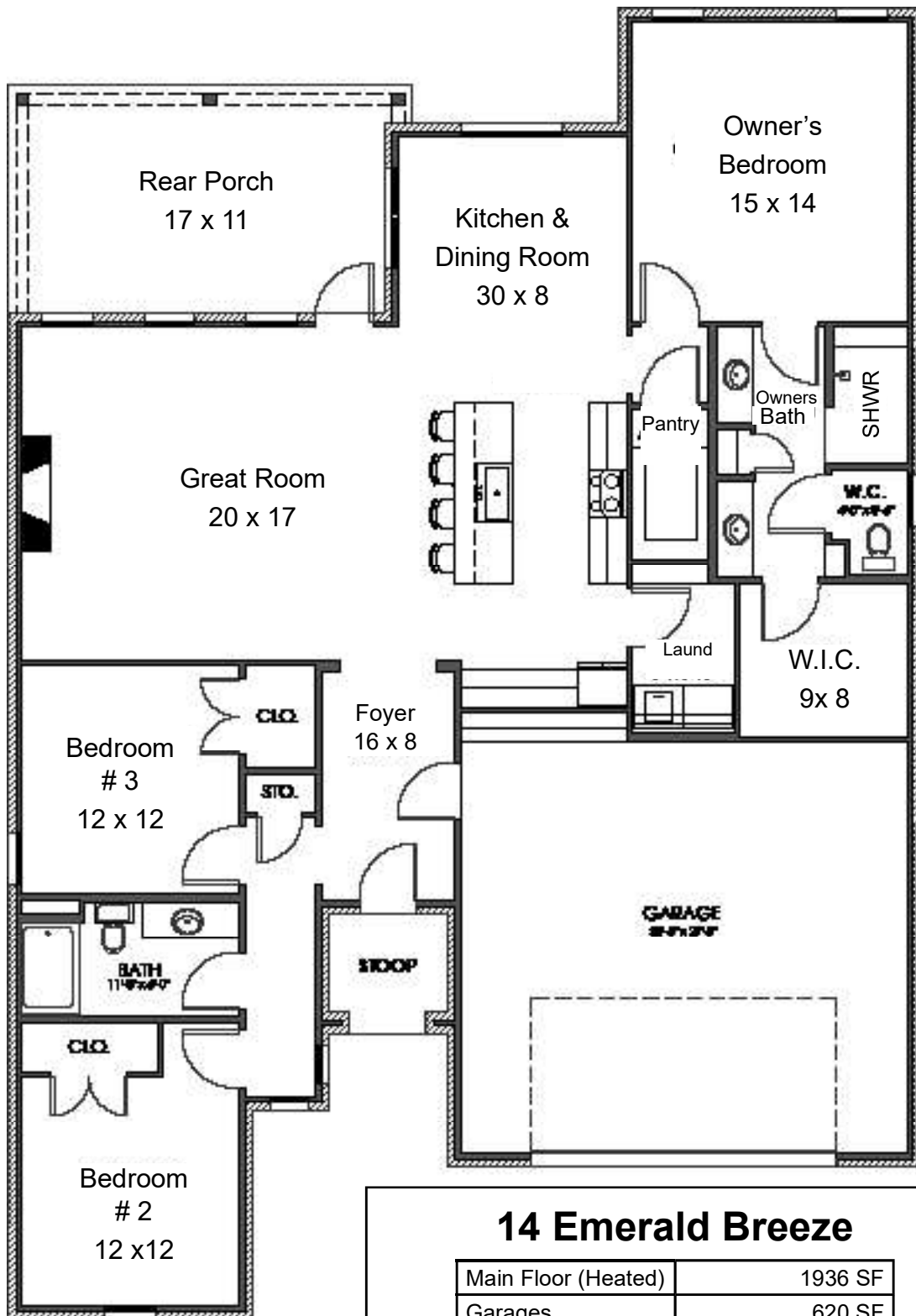
***Custom Cabinets with Soft Close Doors & Drawers***

***Custom Closet Shelving*** vs wire shelving

***Granite Counters in Kitchen & All Baths***

Gas Logs in Great Rm

Gas Heat - On Demand Tankless Gas Water Heater



## 14 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.





STATE OF TENNESSEE, MADISON COUNTY  
ANGIE BYERS  
REGISTER OF DEEDS

I.