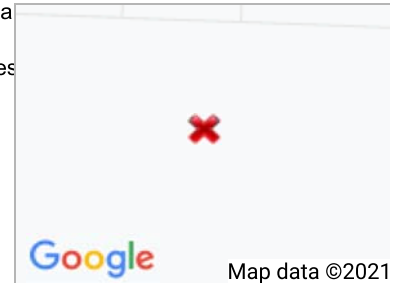


ALL FIELDS DETAIL



MLS #	208964	Master Bedroom Level	Ma
Class	RESIDENTIAL		n
Type	Single Family	City Limits	Yes
Area	JACKSON NORTH E	# of Stories	1
Asking Price	\$309,900		
Address	79 Emerald Breeze Drive		
City	Jackson		
State	TN		
Zip	38305		
Status	Active		



GENERAL

# of Bedrooms	3	# of Full Baths	2
# of Half Baths	0	Car Storage	2
Resort (Y/N)	No	Number of Acres	0.21
Agent	Lee W Godfrey - Cell: 731-343-2900	Listing Office 1	Coldwell Banker Barnes - 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	*2.5
Dual/Variable Rate (Y/N)	No	Listing Type	Exclusive Right
Owner/Agent (Y/N)	No	Builder	Presson
Listing Date	9/3/2021	Age	0
Year Built	2021	County	MADISON COUNTY
Subdivision	Emerald Breeze	Gated Community	Yes
Zoned Historical (Y/N)	No	Lot Size	53x142x87x126
Map #	043B	Group	C
Parcel #	004.00	Approx. Heated SQFT	1,912
Heated SQFT Source	Owner Supplied	Price per SQFT	\$162.08
Approx. Unheated SQFT	914	Air Units	1
Water Heater Units	1	Monthly HOA	300Q
Master Bedroom Size	15x14	Master Bedroom Level	m
Bedroom 2 Size	12x12	Bedroom 2 Level	m
Bedroom 3 Size	12x12	Bedroom 3 Level	m
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		Formal Dining Rm Level	
Great Room Size	17x17	Great Room Level	m
Den Size		Den Level	
Kitchen Size	14x12	Kitchen Level	m
Breakfast Room Size	11x10	Breakfast Room Level	m
Sun Room Size		Sun Room Level	
Laundry Room Size	12x6	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	Cooper Anderson	Off Market Date	

GENERAL

Search By Map		Lender Req Proof of Funds	Yes
Tax ID		IDX Include	Y
Update Date	9/3/2021	Status Date	9/3/2021
HotSheet Date	9/3/2021	Price Date	9/3/2021
Input Date	9/3/2021 8:23 AM	Associated Document Count	5
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	0	Client Hit Count	0
Address 2		Sale/Rent	For Sale
Water View	No	Waterfront	No
On Golf Course	No	New Construction	Yes
Subtype	None	In-Law Quarters	No
Workshop		Workshop Size	
Age of Roof	0	Age of H/VAC	0
Appraisal SQFT		Auction Time	
Loan Type		Auction Date	
Sentrilock being Used	No	Covenants (Y/N)	
Sentrilock Serial Number		Auction Website	
Auction Comment		Geocode Quality	
Picture Count	1	Sold Price Per SQFT	
Associated Staff Amendments		Input Date	9/3/2021 8:23 AM
Update Date	9/3/2021 8:31 AM	Deed	
Page #			

FEATURES

ACCESS	EXTERNAL FEATURES	KITCHEN FEATURES	TO SHOW
Paved-Private Road	Gutters	Breakfast Bar	Call Appt Center 421-8100
APPLIANCES	Pond/Lake	Eat In Kitchen	TRIM TYPE
Disposal	FIREPLACE	Island	Aluminum
Dishwasher	Gas Logs	Pantry	Vinyl
Work Island	FLOORS	LOT TYPE	WARRANTY
Smoke/Fire Alarm	Carpet/Tile/Hardwood	Cove Lot	New Construction
ATTIC TYPE	FOUNDATION	POSSESSION	Termite Contract
Pull Down Stairs	Slab	Possession At Close	WATER
CEILINGS	GARAGE TYPE	PROPOSED FINANCING	Public
Height 9 Ft.	Attached Garage	Conventional	WINDOW TYPES
Height 10 Ft.	HANDICAP FEATURES	FHA Financing	Thermo Pane
Knocked Down	Roll In Shower	VA Financing	Vinyl
Trayed	HEATING SYSTEM	RANGES/OVENS	MASTER BATH
CONSTRUCTION	Gas Forced Air Cent.	Microwave Vent Hood	Shower Separate
Brick	INTERNAL FEATURES	Range/Oven-Electric	Double Vanity
COOLING SYSTEM	Cable TV	ROOF	Raised Vanity
Cent. A/C-Electric	Ceiling Fan(s)	Architectural	Commode Room
COUNTER TYPES	Smoke Detector	ROOMS	
Granite	Walk-In Closet	Separate Laundry Room	
DECKS/PATIO/PORCHES	Washer/Dryer Connection	SEWER	
Covered Front Porch	Natural Gas Water Heater	Public	
Covered Patio			

FINANCIAL

Original Price	\$309,900	Special	\$0
Financing Terms	Conv/FHA/VA	School Tax	
		Syndication	Brand new house plan by the "Design Shop" in all new gated Emerald Breeze, designed for empty nesters and young professionals. New one level brick home, split bedroom design with expansive open great rm, dining area and kitchen combination, separate laundry room, walk in pantry, owners suite features walk in shower with no step/curb & no door. Shaker cabinets with soft close doors and drawers, granite counters & vanities, custom closet shelving, multi-level ceilings, covered patio and double enclosed garag
		Remarks	
Type of Sale	Normal Sale	Taxes - City	1.00
Taxes - County	1.00		

SOLD STATUS

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

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

DIRECTIONS

Directions From I-40 and N Highland (Exit 82), go north on Highland past NS school, rt on University, left on Cooper Anderson Rd, rt on Emerald Breeze Drive, then left, house on left.

PUBLIC REMARKS

Brochure Comments Brand new house plan by the "Design Shop" in all new gated Emerald Breeze, designed for empty nesters and young professionals. New one level brick home, split bedroom design with expansive open great rm, dining area and kitchen combination, separate laundry room, walk in pantry, owners suite features walk in shower with no step/curb & no door. Shaker cabinets with soft close doors and drawers, granite counters & vanities, custom closet shelving, multi-level ceilings, covered patio and double enclosed garage. Quiet gated development with walking trail around pond, only 1 mile from Kroger and Walgreens

AGENT ONLY REMARKS

Agent Only Remarks Estimated closing date: 12/31/21, HOA dues: \$300/quarter includes yard and shrubbery bed maintenance. Builder's addendum, subdivision plat and covenants in associated docs. Commission is not paid on closing costs or overages or extras. All offers to be considered by seller must be accompanied by acceptable prequalification letter and signed builder's addendum.

ADDENDUM

Addendum

DISCLAIMER

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