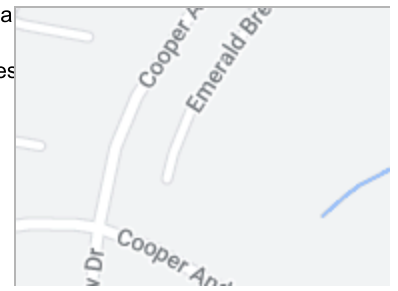


**ALL FIELDS DETAIL**



**MLS #** 234878  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** JACKSON NORTH E  
**Asking Price** \$385,000  
**Address** 18 Emerald Breeze Drive  
**City** Jackson  
**State** TN  
**Zip** 38305  
**Status** Active

**Primary Bedroom Level** Ma  
**City Limits** n  
**# of Stories** Yes  
 1



**GENERAL**

|                                 |                                    |                               |   |
|---------------------------------|------------------------------------|-------------------------------|---|
| <b># of Bedrooms</b>            | 3                                  | <b># of Full Baths</b>        | 2   |
| <b># of Half Baths</b>          | 0                                  | <b>Car Storage</b>            | 2   |
| <b>Resort (Y/N)</b>             | No                                 | <b>Number of Acres</b>        | 0.18  |
| <b>Agent</b>                    | Lee W Godfrey - Cell: 731-343-2900 | <b>Listing Office 1</b>       | Coldwell Banker Barnes - Main: 731-668-1777 |
| <b>ListAgent Cell Phone</b>     | 7313432900                         | <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>   | *2.5  |
| <b>Dual/Variable Rate (Y/N)</b> | No                                 | <b>Listing Type</b>           | Exclusive Right                             |
| <b>Owner/Agent (Y/N)</b>        | No                                 | <b>Builder</b>                | Johnny Freeman                              |
| <b>Listing Date</b>             | 12/4/2023                          | <b>Age</b>                    | 0   |
| <b>Year Built</b>               | 2023                               | <b>County</b>                 | MADISON COUNTY                              |
| <b>Subdivision</b>              | Emerald Breeze                     | <b>Gated Community</b>        | Yes   |
| <b>Zoned Historical (Y/N)</b>   | No                                 | <b>Lot Size</b>               | 67 x 125                                    |
| <b>Map #</b>                    | 043B                               | <b>Group</b>                  | E   |
| <b>Parcel #</b>                 | 006.00                             | <b>Approx. Heated SQFT</b>    | 1,936                                       |
| <b>Heated SQFT Source</b>       | Agent Measuring                    | <b>Price per SQFT</b>         | \$198.86                                    |
| <b>Approx. Unheated SQFT</b>    | 829                                | <b>Air Units</b>              | 1   |
| <b>Water Heater Units</b>       | 1                                  | <b>Monthly HOA</b>            | 300Q  |
| <b>Primary Bedroom Size</b>     | 15x14                              | <b>Primary Bedroom Level</b>  | m   |
| <b>Bedroom 2 Size</b>           | 12x12                              | <b>Bedroom 2 Level</b>        | m   |
| <b>Bedroom 3 Size</b>           | 12x12                              | <b>Bedroom 3 Level</b>        | m   |
| <b>Bedroom 4 Size</b>           |                                    | <b>Bedroom 4 Level</b>        |   |
| <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>            |                                    | <b>Rec Room Level</b>         |   |
| <b>Foyer Size</b>               |                                    | <b>Foyer Level</b>            |   |
| <b>Living Room Size</b>         |                                    | <b>Living Room Level</b>      |   |
| <b>Formal Dining Rm Size</b>    |                                    | <b>Formal Dining Rm Level</b> |   |
| <b>Great Room Size</b>          | 20x17                              | <b>Great Room Level</b>       | m   |
| <b>Den Size</b>                 |                                    | <b>Den Level</b>              |   |
| <b>Kitchen Size</b>             | 15x8                               | <b>Kitchen Level</b>          | m   |
| <b>Breakfast Room Size</b>      | 13x11                              | <b>Breakfast Room Level</b>   | m   |
| <b>Sun Room Size</b>            |                                    | <b>Sun Room Level</b>         |   |
| <b>Laundry Room Size</b>        | 9x6                                | <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>         |                                    | <b>Hearth Room Level</b>      |   |
| <b>Exercise Room Size</b>       |                                    | <b>Exercise Room Level</b>    |   |
| <b>Cross Street</b>             | Cooper Anderson                    | <b>Off Market Date</b>        |   |

**GENERAL**

|                                    |                   |                                  |                   |
|------------------------------------|-------------------|----------------------------------|-------------------|
| <b>Search By Map</b>               |                   | <b>Lender Req Proof of Funds</b> | Yes               |
| <b>Tax ID</b>                      |                   | <b>IDX Include</b>               | Y                 |
| <b>Update Date</b>                 | 12/4/2023         | <b>Status Date</b>               | 12/4/2023         |
| <b>HotSheet Date</b>               | 12/4/2023         | <b>Price Date</b>                | 12/4/2023         |
| <b>Input Date</b>                  | 12/4/2023 2:42 PM | <b>Associated Document Count</b> | 7                 |
| <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>             | 0                 | <b>Client Hit Count</b>          | 0                 |
| <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>          | Yes               |
| <b>Subtype</b>                     | None              | <b>In-Law Quarters</b>           | No                |
| <b>Workshop</b>                    |                   | <b>Workshop Size</b>             |                   |
| <b>Age of Roof</b>                 | 0                 | <b>Age of H/VAC</b>              | 0                 |
| <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>    | 1409385           | <b>Auction Website</b>           |                   |
| <b>Auction Comment</b>             |                   | <b>Geocode Quality</b>           |                   |
| <b>Picture Count</b>               | 20                | <b>Sold Price Per SQFT</b>       |                   |
| <b>Associated Staff Amendments</b> |                   | <b>Input Date</b>                | 12/4/2023 2:42 PM |
| <b>Update Date</b>                 | 12/4/2023 2:42 PM | <b>Deed</b>                      |                   |
| <b>Page #</b>                      |                   | <b>Video Count</b>               | 0                 |

**FEATURES**

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

**FINANCIAL**

|                        |               |                            |   |
|------------------------|---------------|----------------------------|---|
| <b>Original Price</b>  | \$385,000     | <b>Special School Tax</b>  | \$0   |
| <b>Financing Terms</b> | Cash/Conv/FHA | <b>Syndication Remarks</b> | 'EMERALD BREEZE" – Private gated development 1 mile east of Kroger & Walgreens at N Highland. Empty nester's or single professional's dream; lawn & Landscaping provided @ \$300/Quarter (total HOA fees), Concrete walking trail, community pond. This house backs up to walking trail, woods and community pond with total privacy. One story, split bedroom plan, great rm/kitchen/dining area combined, 9 Ft ceilings, shaker cabinets & granite counter tops throughout. Large laundry rm, walk-n-pantry, covered patio .. |
| <b>Type of Sale</b>    | Normal Sale   | <b>Taxes - City</b>        | 1.00  |
| <b>Taxes - County</b>  | 1.00          |                            |   |

**SOLD STATUS**

How Sold  
Closing Date  
Selling Agent 1  
Sell Team  
Legal Sellers Name Freeman  
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 & N Highland (Exit 82), travel north on Highland, right onto E. University Parkway, left onto Cooper Anderson Rd, right into Emerald Breeze, then turn right

**PUBLIC REMARKS**

Brochure Comments 'EMERALD BREEZE' – Private gated development 1 mile east of Kroger & Walgreens at N Highland. Empty nester's or single professional's dream; lawn & Landscaping provided @ \$300/Quarter (total HOA fees), Concrete walking trail, community pond. This house backs up to walking trail, woods and community pond with total privacy. One story, split bedroom plan, great rm/kitchen /dining area combined, 9 Ft ceilings, shaker cabinets & granite counter tops throughout. Large laundry rm, walk-n-pantry, covered patio + open patio, on demand tankless water heater. If contract is signed early enough, buyer may choose flooring within builder's allowance (LVP in Kitchen, Dining, Great Rm, Halls, Bedrooms. Ceramic tile in laundry & baths) & gas or electric range/oven.

**AGENT ONLY REMARKS**

Agent Only Remarks SENTRILOCK ON SIGN ..... Emerald Breeze Gate Code: #2020 ..... SEE ASSOCIATED DOCS FOR: Plat, Floor plan sketch, Brochure, HOA & fencing Info & Restrictive Covenants .... HOA = \$300/Qtr + \$200 Transfer (Includes all lawn and landscaping maintenance) .... Commission = Final Sale Price less All Costs Pd by Seller for Buyer. Completion date - January 31, 2024

**ADDENDUM**

Addendum

**ADDITIONAL PICTURES**





**DISCLAIMER**

This information is deemed reliable, but not guaranteed. Copyright CWTAR, MLS Inc. 2022