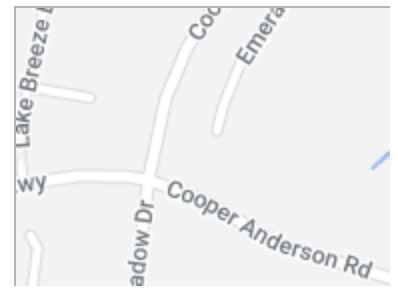


**ALL FIELDS DETAIL**



**MLS #** 242892  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** JACKSON NORTH E  
**Asking Price** \$399,900  
**Address** 1 Emerald Breeze Drive  
**City** Jackson  
**State** TN  
**Zip** 38305  
**Status** Active

**PBedLev** Main  
**City Limits** Yes  
**# of Stories** 1



**GENERAL**

<b># of Bedrooms</b>	3	<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>	0.27
<b>Agent</b>	Lee W Godfrey - Cell: 731-343-2900	<b>Listing Office 1</b>	Coldwell Banker Barnes - Office: 731-668-1777
<b>ListAgent Cell Phone</b>	Cell: 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>	*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>	Baker/Presson
<b>Listing Date</b>	6/24/2024	<b>Age</b>	0
<b>Year Built</b>	2024	<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>	Cove
<b>Map #</b>	043B	<b>Group</b>	E
<b>Parcel #</b>	011.00	<b>Approx. Heated SQFT</b>	2,073
<b>Heated SQFT Source</b>	Professional Measured	<b>Price per SQFT</b>	\$192.91
<b>Approx. Unheated SQFT</b>	824	<b>Air Units</b>	1
<b>Water Heater Units</b>	1	<b>Monthly HOA</b>	100
<b>Primary Bedroom Size</b>	14x14	<b>Primary Bedroom Level</b>	m
<b>Bedroom 2 Size</b>	15x12	<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>	11x6	<b>Foyer Level</b>	m
<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>	17x17	<b>Great Room Level</b>	m
<b>Den Size</b>		<b>Den Level</b>	
<b>Kitchen Size</b>	13x9	<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>	12x6	<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>	6/24/2024	<b>Status Date</b>	6/24/2024
<b>HotSheet Date</b>	6/24/2024	<b>Price Date</b>	6/24/2024
<b>Input Date</b>	6/24/2024 2:54 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>	2	<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>	2310899	<b>Auction Website</b>	
<b>Auction Comment</b>		<b>Geocode Quality</b>	
<b>Picture Count</b>	19	<b>Sold Price Per SQFT</b>	
<b>Associated Staff Amendments</b>		<b>Input Date</b>	6/24/2024 2:54 PM
<b>Update Date</b>	6/24/2024 3:07 PM	<b>Deed</b>	
<b>Page #</b>		<b>Video Count</b>	0

**FEATURES**

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

**FINANCIAL**

<b>Original Price</b>	\$399,900	<b>Special</b>	\$0
<b>Financing Terms</b>	Cash/Conv/FHA	<b>School Tax</b>	
<b>Type of Sale</b>	Normal Sale	<b>Syndication</b>	TWO OWNER SUITES on ONE LEVEL on OPPOSITE SIDES OF HOUSE. 3 Bedrooms, 3 Full Baths in Emerald Breeze Subdivision. Private gated development with walking trail and lawn care provided, only 1 mile from Kroger and Walgreens. Split bedroom plan, totally open great room /kitchen/dining area, shaker cabinets with kitchen island & walk in pantry, all granite tops, ceramic and LVP flooring (no carpet), gas log fireplace, walk in ceramic shower, 9 ft ceilings, heavy moldings, covered patio, oversized double garage
<b>Taxes - County</b>	1.00	<b>Remarks</b>	
		<b>Taxes - City</b>	1.00

**SOLD STATUS**

How Sold  
Closing Date  
Selling Agent 1  
Sell Team  
Legal Sellers Name Baker/Presson  
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, turn right, house at end of cove.

**PUBLIC REMARKS**

Brochure Comments TWO OWNER SUITES on ONE LEVEL on OPPOSITE SIDES OF HOUSE. 3 Bedrooms, 3 Full Baths in Emerald Breeze Subdivision. Private gated development with walking trail and lawn care provided, only 1 mile from Kroger and Walgreens. Split bedroom plan, totally open great room/kitchen/dining area, shaker cabinets with kitchen island & walk in pantry, all granite tops, ceramic and LVP flooring (no carpet), gas log fireplace, walk in ceramic shower, 9 ft ceilings, heavy moldings, covered patio, oversized double garage with 18 Ft Garage Door. An absolute dream for empty nesters or anyone looking for maintenance free living. Yes lawn care is provided by HOA. Dues are \$300/Quarter.

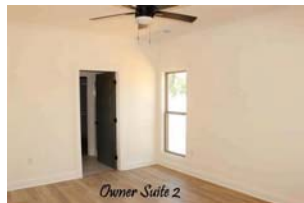
**AGENT ONLY REMARKS**

Agent Only Remarks \*Sentrilock on sign, Gate Code #2022 \*\*CSO is based on sale price less any cost(s) being paid by seller in behalf of buyer. Seller requests prequalification letter with all offers. \$300/Quarter HOA, includes all lawn & shrubbery maintenance. Subdivision plat, HOA information and covenants in associated docs.

**ADDENDUM**

Addendum

**ADDITIONAL PICTURES**





**DISCLAIMER**

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