

Residential Active  
MLS# 242892  
DOM 49

1 Emerald Breeze Drive  
Jackson, TN 38305

\$399,900  
Public Report

County: Madison



<b>Beds:</b>	3	<b>Property Sub Type:</b>	Single Family Residence
<b>Bathrooms Full:</b>	3	<b>City Limits:</b>	Yes
<b>Bathrooms Half:</b>	3	<b>Restrictive</b>	Yes
<b>Stories Total:</b>	1	<b>Covenants YN:</b>	Yes
<b>Living Area:</b>	2,078	<b>Lot Size Acres:</b>	0.27
<b>Living Area Source:</b>	Other	<b>Lot Size</b>	Irregular Cove Lot
<b>Accessibility Features YN:</b>	Yes	<b>Dimensions:</b>	
<b>Fireplace YN:</b>	Yes	<b>Subdivision Name:</b>	Emerald Breeze
<b>Fireplaces Total:</b>	1	<b>Year Built:</b>	2024
<b>Cooling YN:</b>	Yes	<b>New Construction</b>	Yes
<b>Heating YN:</b>	Yes	<b>YN:</b>	
		<b>Builder Name:</b>	Baker/Presson
		<b>View YN:</b>	No
		<b>Waterfront YN:</b>	No

**Association YN:** Yes  
**Association Fee:** \$1,200 Annually  
**Resort YN:** No

**Garage YN:** Yes  
**Attached Garage YN:** Yes  
**Garage Spaces:** 2  
**Carport YN:** No  
**Parking Total:** 2

**Public Remarks:** 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. Split bedroom plan, 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, covered patio, OVERSIZED GARAGE with 18 FT DOOR

**Cross Street:** Cooper Anderson

**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.

**Latitude:** 35.695273 **Longitude:** -88.815801

**Public Historical Remarks:** Area: JACKSON NORTH E, Master Bath: Raised Vanity, Interior Features: Washer/Dryer Connection, Approx. Unheated SQFT: 824, Age: 0

**Comp Sale YN:** No

**Original List Price:** \$399,900  
**List Price:** \$399,900

**LA:** Lee W. Godfrey (071000000) Lic #:058537

Coldwell Banker Barnes (CBANKR REN) 220561 731-343-2900

**List Price/SqFt:** \$192.44  
**Sold Price/SqFt:** \$0

**Tax Annual Amount:** \$335.43  
**County Tax:** \$1  
**City Tax:** \$1  
**School Tax:** \$0

**Parcel Number:** 043B E 01100 000  
**Tax Book Number:** 11  
**Tax Map Number:** 043B

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom		14	14		Great Room	Main	17	17	
Bedroom		15	12		Kitchen	Main	13	9	
Bedroom	Main	12	12						
Foyer	Main	11	6						
Laundry	Main	12	6						

**Accessibility Features:** Other

**Appliances:** Dishwasher; Disposal; Gas Oven; Gas Range; Gas Water Heater; Microwave; Water Heater

**Association Amenities:** Gated; Trail(s)

**Association Fee Includes:** Maintenance Grounds

**Attic Features:** Partially Floored; Pull-Down Stairs

**Community Features:** Gated

**Construction Materials:** Aluminum Siding; Brick; Vinyl Siding

**Cooling:** Ceiling Fan(s); Central Air; Electric

**Exterior Features:** Rain Gutters

**Fireplace Features:** Gas Log

**Flooring:** Ceramic Tile; Luxury Vinyl

**Foundation Details:** Slab

**Heating:** Forced Air; Natural Gas

**Interior Features:** Breakfast Bar; Ceiling Fan(s); Ceramic Tile Shower; Commode Room; Crown Molding; Double Vanity; Eat-in Kitchen; Entrance Foyer; Granite Counters; Kitchen Island; Knocked Down Ceilings; Open Floorplan; Pantry; Walk-In Closet(s); Other

**Laundry Features:** Electric Dryer Hookup; Laundry Room; Washer Hookup  
**Levels:** One

**Lot Features:** Cul-De-Sac

**Main Room Levels:** Main Level Bathrooms: 3; Main Level Bedrooms: 3

**Parking Features:** Garage Door Opener

**Patio And Porch Features:** Front Porch; Patio

**Road Frontage Type:** Private Road

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

**Roof:** Shingle

**Security Features:** Fire Alarm; Gated Community; Smoke Detector(s)

**Sewer:** Public Sewer

**Utilities:** Cable Available

**Water Source:** Public

**Window Features:** Double Pane Windows; Vinyl Frames

**Listing Terms:** Conventional; FHA; VA Loan

**Possession:** Close Of Escrow

**Special Listing Conditions:** Standard

**Lee W. Godfrey License:058537**

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