

Residential Active
MLS# 2501032
DOM 1

88 Emerald Breeze Drive
Jackson, TN 38305

\$392,500
Public Report

County: Madison



Bed:	3	Property Sub Type:	Single Family Residence
Bathrooms Full:	2	City Limits:	Yes
Bathrooms Half:	0	Restrictive Covenants YN:	Yes
Living Area:	1,942	Lot Size Acres:	0.17
Living Area Source:	Owner	Lot Size Dimensions:	60 x 127
Building Area Total:	2,833	Subdivision Name:	Emerald Breeze
Accessibility Features YN:	Yes	Year Built:	2025
Fireplace YN:	Yes	New Construction YN:	Yes
Fireplaces Total:	1	Builder Name:	Johnny Freeman
Cooling YN:	Yes	Home Warranty YN:	Yes
Heating YN:	Yes	View YN:	No
		Waterfront YN:	No

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

Garage YN: Yes
Attached Garage YN: Yes
Garage Spaces: 2
Parking Total: 2

Public Remarks: Unique new one level 3 Bedroom, 2 Bath brick home with private screened porch in new Emerald Breeze Subdivision. Private gated development w/walking trail & full lawn care provided, only 1 mile from Kroger & Walgreens. Split bedroom plan, totally open great room/kitchen/dining area, shaker cabinets w/kitchen island, all granite tops, gas log fireplace, walk in ceramic shower, 9 ft ceilings, heavy moldings, covered patio & double garage. An absolute dream for empty nesters or anyone looking for maintenance free living

Directions: From I-40 & N Highland (Exit 82), travel north on Highland, right onto E University Parkway, left onto Cooper Anderson Road, left into Emerald Breeze, house on right

Latitude: 35.696961 **Longitude:** -88.813496

Comp Sale YN: No

Original List Price: \$392,500
List Price: \$392,500

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

Coldwell Banker Southern Realty (CBANKR REN) 220561

731-343-2900

List Price/SqFt: \$202.11
Sold Price/SqFt: \$0

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

Parcel Number: 043B C 013.00
Tax Book Number: 11

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Main	16	14		Dining Room	Main	15	10	Dining Area
Bedroom	Main	13	11		Great Room	Main	18	17	
Bedroom	Main	12	11		Kitchen	Main	14	9	
Laundry	Main	9	6						

Accessibility Features: Other
Appliances: Dishwasher; Disposal; Gas Oven; Microwave Vent Hood; Self Cleaning Oven; Stainless Steel Appliance(s); Tankless Water Heater
Association Amenities: Common Area; Jogging Path
Association Fee Includes: Maintenance Grounds
Attic Features: Partially Floored
Community Features: Gated
Construction Materials: Aluminum Siding; Brick; Vinyl Siding
Cooling: Central Air
Electric: 200+ Amp Service
Exterior Features: Rain Gutters
Fireplace Features: Gas Log
Flooring: Ceramic Tile; Luxury Vinyl
Foundation Details: Slab
Heating: Forced Air; Natural Gas
Interior Features: Ceiling Fan(s); Ceramic Tile Shower; Commode Room; Crown Molding; Double Vanity; Eat-in Kitchen; Granite Counters; Kitchen Island; Knocked Down Ceilings; Open Floorplan; Pantry; Soaking Tub; Walk-In Closet(s)
Laundry Features: Electric Dryer Hookup; Laundry Room; Main Level; Washer Hookup
Levels: One

Lot Features: Cul-De-Sac
Main Room Levels: Main Level Bathrooms: 2; Main Level Bedrooms: 3
Parking Features: Garage; Garage Door Opener
Patio And Porch Features: Front Porch; Patio; Screened
Road Frontage Type: Private Road
Road Responsibility: Private Maintained Road
Road Surface Type: Asphalt
Roof: Architectural
Security Features: Carbon Monoxide Detector(s); Smoke Detector(s)
Sewer: Public Sewer
Utilities: Cable Available; Electricity Available; Fiber Optic Available; Natural Gas Connected; Phone Available; Sewer Connected; Water Connected; Underground Utilities
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
Coldwell Banker Southern Realty
327 North Parkway
Jackson, TN 38305
731-343-2900
731-668-1777
lee@leegodfrey.com
<http://LeeGodfrey.com>