

Residential Active
MLS# 2600743
DOM 1

72 Emerald Breeze Drive
Jackson, TN 38305

\$518,900
Public Report

County: Madison



Bed:	4	Property Sub Type:	Single Family Residence
Bathrooms Full:	2	City Limits:	Yes
Bathrooms Half:	1	Restrictive Covenants YN:	Yes
Stories Total:	1	Zoning Description:	RS1-PRD
Living Area:	2,236	Lot Size Acres:	0.33
Living Area Source:	Builder	Lot Size Dimensions:	Irregular 3/10
Accessibility Features YN:	No	Subdivision Name:	Emerald Breeze
Accessory Dwelling Unit YN:	No	Year Built:	2024
Basement YN:	No	New Construction	No
Fireplace YN:	Yes	Builder Name:	Freeman
Fireplaces Total:	0	Home Warranty YN:	No
Cooling YN:	Yes	View YN:	No
Heating YN:	Yes	Waterfront YN:	Yes
Number HVAC Units:	1		

Association YN: Yes
Association Fee: \$1,200 Annually
Resort YN: No
Gated Y/N: Yes

Pool YN: No
Spa YN: No

Garage YN: Yes
Attached Garage YN: Yes
Garage Spaces: 3
Carport YN: No
Parking Total: 6

Public Remarks: 4 Bedrooms - 2 1/2 Baths - 3 Car Garage + Screened Porch & extra patio. Custom built by Johnny Freeman who is current owner/occupant. 6 Burner gas range with vent hood thru roof, undercounter lighting, large walk in pantry, granite counters throughout, all LVP flooring and ceramic tile (NO CARPET). Primary bath with soaking tub and large walk in shower. Separate laundry rm with 42" cabinets. Insulated Garages, on demand gas water heater, all shelving and work bench attached to wall in garages remain with the house. All this comes on a double lot (0.33 Acres) and backs up to the wooded HOA common area with walking trail and pond.

Directions: From I-40 (Exit 82), travel north on North Highland, right on East University Dr, left on Cooper Anderson Rd, right onto Emerald Breeze Dr, then left and house is on right.

Latitude: 35.696921 **Longitude:** -88.813999

Comp Sale YN: No

Original List Price: \$518,900
List Price: \$518,900

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

Coldwell Banker Southern Realty (CBANKR REN) 220561

Lease Considered YN: No
731-343-2900 731-668-1777 lee@leegodfrey.com

List Price/SqFt: \$232.07

Tax Annual Amount: \$3,102
County Tax: \$1,668
City Tax: \$1,434
School Tax: \$0

Parcel Number: 043B C 015.00

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Primary Bedroom	Main	15	15		Dining Room	Main	10	10	
Bedroom	Main	14	11	Back Bedroom #2	Great Room	Main	19	20	
Bedroom	Main	12	11	Front Bedroom #3	Kitchen	Main	17	10	
Bedroom	Main	10	9	Bedroom #4					

Appliances: Dishwasher; Disposal; Exhaust Fan; Gas Range; Range Hood; Tankless Water Heater

Association Fee Includes: Maintenance Grounds

Attic Features: Partially Floored; Pull-Down Stairs

Community Features: Walk/Run Path

Construction Materials: Brick

Cooling: Central Air

Electric: 200+ Amp Service

Exterior Features: Rain Gutters

Fencing: Vinyl

Fireplace Features: Gas Log

Flooring: Ceramic Tile; Luxury Vinyl

Foundation Details: Slab

Gated Details: Gated Private

Heating: Forced Air; Natural Gas

Interior Features: 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; Primary Downstairs; Soaking Tub

Laundry Features: Laundry Room; Main Level
Levels: One

Lee W. Godfrey License: 058537

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Main Room Levels: Main Level Bathrooms: 2; Main Level Bedrooms: 4

Parking Features: Garage Faces Front; Open

Parking Information: Open Parking YN: Yes; Open Parking Spaces: 3

Patio And Porch Features: Front Porch; Rear Porch; 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

Waterfront Features: Pond

Window Features: Double Pane Windows; Vinyl Frames

Listing Terms: Cash; Conventional; FHA; VA Loan

Possession: Negotiable

Special Listing Conditions: Standard

Documents: Disclaimer Notice; Property Disclosure; Restrictive Covenants