



1st Floor

Address 10 Falls Acres Lane
Directions North on Cravens for 2 miles, Right on Rosewood for 100 Yards, Left on Oak Grove for 1 Mile, Right on Naomi for 150 Yards, Driveway on Right

| | | | | | |
|--------------------|--------------|----------------------|-----------------|----------------------------|---------------|
| City | Savannah | State | Tennessee | Zip Code | 38372 |
| County | Hardin | Cross St | Naomi | Parcel ID | 065K A 013.00 |
| Bedrooms | 4 | Living Room | | Master Bedroom | 16x19 |
| Full Baths | 3 | Dining Room | 16x12 | Bedroom 2 | 14x12 |
| Half Baths | 0 | Kitchen | 12x12 | Bedroom 3 | 14x12 |
| # Rooms | 10 | Breakfast | | Bedroom 4 | 15x15 |
| # Beds Down | 3 | Den/Great | 22x18 | Bedroom 5 | |
| # Stories | 2 | Play/Bonus | 24x22 | Utility | 7x8 |
| # FP | 1 | Neigh Assoc | None | Office | |
| Parking | 3 Car garage | Ann Assoc Fee | None | Pool | None |
| Apx SqFt | 2600 Heated | Lot Size | 100x448x279x550 | Zone | Residential |
| Lot # | 12 | Acreage | 2.001 Ac | Ann Cnty/City Taxes | |

Features

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|-------------------------------|--|-------------------------------|---|
| Type | Country | Floors/Ceilings | Hardwood, Tile, Knock Down Finish on Ceilings, 9' walls |
| Style | Ranch | Fireplace | Gas Log with Battery Back Up |
| Additional Br/Bth Info | Full Bath on Both Levels Bonus Room has Large Closet and can be considered a Bed Room | 1st Story | Living, Dining, Kitchen, Master, Bed 1, Bed 2, Utility, Bath 1, M. bath |
| Master Bedroom | Carpet, Double Trayed Ceiling | 2nd Story | Bed 3, Bath Large Bonus / Bed Room |
| Bedroom 2 | Walk-In Closet and Carpet | Heating | Trane, 1 Unit Per Floor (2 Units) |
| Bedroom 3 | Walk-In Closet and Carpet | Cooling | Trane, 1 Unit Per Floor (2 Units) |
| Bedroom 4 | 2nd Level, Carpet, Vaulted Ceiling | Water/Sewer | Public Water , Septic System |
| Bedroom 5 | | Roof | 30 year Owens Corning AR |
| Office | | Foundation | Crawl Space with Anchor Bolts |
| Master Bath | His and Her Closet with Whirlpool Tub and Private Commode | Exterior | |
| Liv/Din/Kitchen | Stainless Appliances, Granite Tops, Excellent Lighting | Windows | Silverlight Vinyl |
| Interior | | Parking/Storage | 3 Car Garage |
| Equipment | Cable Ready, Two Water Heaters | Lot | |
| Other Rooms | Utility Room under Stairs | Description | Rolling Hill |
| Misc. | R-13 in Walls | Misc | Queen Size Brick, Large Front Porch, Walled AC Units, Detailed Brick Work |
| Interior | and R-30 Blown in Attic Space | Exterior | |
| Handicap Design | | Neighborhood Amenities | |
| | | Historic Dist | No |

Remarks

This Sweet Country Home is a Welcome Addition to any Neighborhood. Covering 2600+/- square feet, This Floor Plan is Efficient, Elegant and Comfortable. Inside, Nine-Foot Ceilings give a Feeling of Spaciousness. The great room has a Fireplace and Built-in HDTV Shelf; from here, the Dining Room and Kitchen--with a Serving Bar--are easily accessible. Two Bedrooms with Walk-In Closets share a Full Bath. The Master Bedroom is Generous and Luxurious with a Spa-Style Bath and Twin Walk-In Closets. Upstairs is another Full Bath, 4th Bedroom and a Large Bonus Room.

Selling Information

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|----------------------|-----------------------------|-----------------------------|----------------------|
| Office Seller | Carter Premier Homes | Retail Price | \$289,000.00 |
| Mobile Phone | Teresa Carter 731-607-0100 | Showing Instructions | Call for Appointment |
| Office Phone | Marshall Johns 731-926-0775 | | |
| Office Fax | 731-632-1195 | | |
| | 731-632-1197 | | |



Information, Including Square Footage, Deemed Reliable but not Warranted.