



\$285,000 \$136/sqft **For Sale**

**1116 Breeden Road
Charlotte, TN 37036**

2 Beds, 2 Full Baths, 1 Half Bath, 2100 SqFt

Mls Number:	1871977
Status:	Active - Showing
Year Built:	1999 Existing
Area:	15 - Dickson
Subdivision:	N/A
Class:	Site Built - Residential
Tax ID:	057 038.00

Remarks: Brick home on 6.37 acres ~ Paved driveway ~ Nestled in the woods ~ New appliances, flooring & paint ~ 2 Car carport ~ 24x24 building ~ Full basement with bath & kitchen set up ~ Huge man cave ~ Be sure and check this one out!

Directions: From Dickson take Highway 48. In Charlotte at the 3-way stop turn right onto Highway 49. Go approx. 3.5 miles & turn right onto Breeden Road. Go approx. 1/3 mile and the property will be on the right.

General Information

Acres: 6.37 / Tax Record

Basement: Full / Combination

Construction: All Brick / Vinyl

Deed Book and Page: 786 / 115

Driveway: Blacktop

Floors: Carpet / Vinyl / Laminate

Garage: 2 / Carport

Listing Type: Exc. Right to Sell

Lot: / Level

Roof: Metal

Stories: 1

Rooms and Dimensions

Living Room:	19x14
Kitchen:	19x14
Master Bath:	/ Double Vanities
Bed 1:	17x12

Bed 2:	12x12
Additional Room 1:	11x20 / Florida Room
Additional Room 2:	12x12 / Utility Room

Room Totals and Square Footage

Main Floor:	2 Beds	1 FB	1 HB	1500 SF
Basement:		1 FB		600 SF
Total:	2 Beds	2 Full Bath	1 Half Bath	2100 SqFt / Tax Record

Utilities

City Water / Septic Tank
Electric Central Cooling
Propane Central Heat

Appliances

Electric Drop in Range
Electric Single Oven
Dishwasher

Interior Features

0 Fireplaces
All Drapes Remain

Exterior Features

No Pool
Storage Building
Covered Deck
Covered Porch

Schools

Elementary 1:	Charlotte Elementary
Middle/JR:	Charlotte Middle School
High:	Creek Wood High School

Miscellaneous

Taxes and Financing:	\$1 Annual Taxes
Miscellaneous:	Satellite Dish

Contract Information

Original List Price:	\$285,000
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