

## 3 Bedroom/2 Bath, 1 1/2 Story Home in Grand Valley Lakes Subdivision



### Property Address

40 Wayne Smith Dr.  
Saulsbury, Tennessee 38067

### Property Highlights

- Price: \$149,900.00
- Acres: Approximately .8 Acre Lot
- County: Hardeman
- State: Tennessee
- Closest City: Bolivar / Jackson, TN / Memphis, TN
- Property Type: Residential / Recreational



Larry Childers

[childersre@bellsouth.net](mailto:childersre@bellsouth.net)

731-658-6232

PO Box 662, Bolivar, TN 38008

[www.childersre.com](http://www.childersre.com)

### Property Description

Located in Grand Valley Lakes Subdivision - A Private Gated Community in Central Hardeman County, TN. Property Owners enjoy a 225 Acre Skiing Lake, a Marina with Covered Boat Slips, a Beach with Boat Dock and Play Ground, a 25 Ac. Spring Fed Fishing Lake, and Trails for 4-wheelers. JUST 1 HOUR FROM MEMPHIS, TN!!!

### Home Details

- Siding Exterior / Concrete Slab Foundation / Shingle Roof
- Grand Valley Lakes POA Water, Private Rented Propane Tank for Gas, Public Electricity, Private Septic Tank
- 2159 Square Foot Living Area / Built in 1988
- 40 Sq. Ft. Front Roofed Porch / 300 Sq. Ft. Roofed Back Porch
- Detached Metal Double Carport
- Bar-Be-Que Shed / Storage Building with Shed
- Central Electric Heat & Air (Heat Pump)
- Ceiling Fans in Every Room
- Rooms – Main Level
  - 17'4" x 15'8" Living Room – Laminate Wood Floor – Vaulted Ceiling
  - 19'5" x 15'5" Den – Carpet
  - 16'9" x 15'9" Large Room Addition off Den (Possible Office) – Carpet
  - 22'9" x 11'1" Eat-In Kitchen – Laminate Wood Floor – New Counter Tops
  - Pantry / Laundry Room – Laminate Wood Floor
  - Master Bedroom – Carpet – 2 Closets
  - Hall Bath with Large Shower – Vinyl Floor
  - 12'3" x 10'11" Bedroom 2 – Carpet
- Rooms – 2<sup>nd</sup> Level
  - 12'3" x 11'2" Bedroom 3 – Walk-In Closet – Carpet
  - Extra Room – Can be used as Rec Room – Carpet
  - Bath – Tub/Shower Combination

*Estimated Annual Property Tax: \$638; Annual POA Dues including Water: \$624.00*

*(Sq. Footage & Tax Source: Public Record; Dimensions Sources: Realtor)*