

## 1½ Story Home with Lake Frontage at Rogers Springs Lake Subdivision, Middleton, TN



### Property Address

110 Edgewater Drive  
Middleton, TN 38052

### Property Highlights

- Price: \$210,000.00
- County: Hardeman
- State: Tennessee
- Closest Metropolitan Area: Memphis, TN

### Property Description

- *3 Water Front Lots on Rogers Springs Lake (Approximately 1.1 Acres)*
- *Private & Peaceful Lake Subdivision Location – Just an Hour’s Drive from Shelby County, TN!!*
- Public Water (Rogers Springs Lake POA) / Septic Tank / Public Electricity
- 1½ Story Home / 3 Bedroom – 2 Bath
- Wood Shingle Exterior Walls / Slab Foundation / Shingle Roof
- 1741 Sq. Ft. Living Area
- 220 Sq. Ft. Back Porch overlooking Lake
- 12' x 12' & 6' x 12' Rear Decks overlooking Lake with Wood Stairway
- Boat Dock
- Central Heat & Air
- Built in 1978 / Beautifully Designed
- Carpet in All Rooms except for Tile in Kitchen & Dining Area & Vinyl in 2<sup>nd</sup> Story Bath
- Rooms
  - 1<sup>st</sup> Level
    - Family Room – Kitchen – Dining Combo
      - 23'5" x 17'4" Family Room Area
      - 21'1" x 15'11" Kitchen-Dining Area
      - Utility Closet (Washer / Dryer) in Kitchen Area
    - 13'8" x 10'3" Bedroom 1
    - 10'11" x 10'3" Bedroom 2
    - Hall Bath
  - 2<sup>nd</sup> Story
    - Loft Bedroom 3
    - Office
    - Bath
- Estimated Annual Property Tax: \$721
- Yearly POA Dues: \$600 (Source: Owner)

\*\*\*Square Footage & Dimension Source: Public Record & Realtor



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This information believed Accurate but not Warranted.