

# 5 Bedr/3 1/2 Bath Home on 4.4 Wooded Ac.

Childers Real Estate | 731-658-6232 | childersre@bellsouth.net



## Property Address

340 Rocky Hill Way  
Bolivar, Tennessee 38008

## Property Description

- Just outside the City Limits of Bolivar near other Homes along Clifft Rd. & Rocky Hill Way, and still within 15 min. of Wal-Mart.
- For Sale by Owner/Agent
- Split- Level plus a 1/2 Story over Main Level
- 4500 Sq. Ft. of Living Area (Sq. Footage Source: Owner)
- 5 Bedr, 3 1/2 Baths + Loft
- 4.4 Wooded Acres - Very Private
- 20' x 40' Inground Pool
- Central Heat & Air (Natural Gas)
- 576 Sq. Ft, Roofed Back Porch with Railing
- Main Level
- Large Family Room with Vaulted Ceiling
- Kitchen, Dining Room, Utility Room, & 1/2 Bath
- Down to 1st Level
- In-Law Suite - 2 Rooms / Outside Entry
- Living Rm, Bedroom, & Bath
- Up to 2nd & 3rd Levels
- 5 Bedrooms / 2 Baths
- Bonus Room (Loft)

**SELLERS WILL FURNISH AN AMERICAN HOMESHIELD WARRANTY!!**

Estimated Annual Property Tax: \$1451 (Source: Public Record)

## Property Highlights

- Price: \$285,000.00
- Acres: 4.40
- County: Hardeman
- State: Tennessee
- Closest City: Bolivar
- Property Type: Acreage w/House



Larry Childers  
childersre@bellsouth.net  
731-658-6232  
Toll Free: 866-658-6232  
PO Box 662  
Bolivar, TN 38008  
www.childersre.com