

# 1 1/2 Story Home on 12.58 Private Ac.

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



## Property Address

3760 Forrest Hill Rd.  
Bolivar, Tennessee 38008

## Property Description

- **Grand Country Setting with 3 up to 5 Bedrooms & 3 Baths for Private Living & Entertaining**
- New England Cape Cod Style Home
- Above Average Decor & Design - Excellent Quality Construction
- Mature Timber on 12.58 Ac.
- Built in 1999 / 2793 Sq. Ft. Heated Living Area
- 1.5 Story Detached 2-Car Garage w/Hobby Room lined with cabinets and a 2nd Story Finished Open Room with wood floor
- Open Living-Dining-Kitchen Area with FP & built-in Bookcases
- Sun Room off Dining Area
- Custom Cabinets in Kitchen, Mud-Room, & Baths
- Window Seat Storage in Bedrooms - Wood Floors
- Custom Draps & Curtains along with Classic Wallpapers go with Home
- **1st Floor Rooms:** Living-Kitchen-Dining Area; Sun Room; Utility Rm; Master Bedr & Ba; 2nd Bedr & Ba; and an Office (Can be used as a bedroom) w/built-in Desk & Bookcases & large closet.
- **2nd Floor Rooms:** Large Bonus/Family Room (Can be used as a bedroom); 3rd Bedroom; and 3rd Bath.
- Annual Property Tax: \$1150 (Sq. footage source-Appraiser, Tax source-Courthouse Records)

## Property Highlights

- Price: \$235,000.00
- Acres: 12.58
- County: Hardeman
- State: Tennessee
- Closest City: Bolivar
- Property Type: Acreage w/House



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