

255 Lake Point Cove

Rossville, TN 38066

FEATURES

- 3600+ sq ft interior PLUS expandable attic space
- 1000+ sq ft of covered patio, porch, and balcony help with utility efficiency and provide protected views
- 4 bedroom with large Bonus Room, Sunroom, and Office/5th Bedroom
- 4 full bathrooms, including one with back yard access
- 3 HVAC units- downstairs bedrooms, downstairs & apartment, and upstairs
- Tankless water heater
- Low emissivity windows for high efficiency, insulation, and infrared heat protection
- Guest Apartment with private exterior entrance, full bathroom, kitchenette, and walk-in closet
- Large kitchen with gorgeous granite countertops, huge eat-in island, stainless appliances, two wall ovens, gas cooktop, Sharp drawer microwave, walk-in pantry with small appliance storage, cabinets, and shelves
- Primary Suite includes Sunroom, custom walk-in his & hers closet, and large bathroom with modern tile work and spacious layout
- Primary Bathroom has large walk-in shower with rain and traditional shower heads, soaker tub, double vanity, and toilet room
- 3 car garage with workbench area, storage areas, and wired for generator
- Extra parking for guests or play
- Large front and back yards with limited trees for simpler lawn care
- Mud entry from garage into large laundry room
- Fresh lighting and LED lights throughout the home
- Smart bulbs in downstairs, smart plugs in Primary bedroom, and Nest thermostat
- Custom modern metal work on stairs and balcony
- Relaxing colors throughout home
- Light-blocking & light-filtering modern cellular blinds in select rooms
- Carpet-free downstairs
- Built in 2017
- Pet & smoke free home

Maintenance & Security:

- Gated community
- Fortress Termite & Pest Control
- Security system & cameras
- Manual door alarms on back patio doors (can be turned off manually)
- Well replaced ~1 yr. old

Future possibilities:

- Add another Bonus Room in attic expandable area
- Install a pool
- Build a dock

Community:

- LOW county-only taxes
- Lake Pointe HOA, \$140/month
- Tournament-ready waterski lake with jumps
- Public boat docks
- 4 wheeler & walking trails
- Lake has bass, crappie, and brim
- Target shooting area
- Hunting area
- Neighborhood Halloween Night, 4th of July celebration, Easter Egg Hunt and more
- Nearby Schools: Briarcrest, Fayette Academy, Rossville Christian Academy

Questions? Call or text:

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