

Small-Town
Charm.
Big Possibilities.

WELCOME TO
Munford
"My Kind of Town!"

165 East Drive

MUNFORD, TN 38058



4
BEDROOMS



2
BATHROOMS



1,591
SQ FT



LARGE
CORNER LOT

REMODELED HOME • WALK TO TOWN CENTER • ROOM TO GROW



MAJOR UPDATES

- ✓ 3.5-Ton Rheem HVAC System & A-Coil
- ✓ Double-Pane Windows with UV Protection
- ✓ New Waterproof Luxury Vinyl Flooring
- ✓ New Carpet & Padding
- ✓ Fresh Interior & Exterior Paint
- ✓ New Hot Water Heater
- ✓ New Interior Doors & Hardware
- ✓ New Front Door with Code-Entry Deadbolt
- ✓ New Front Storm Door
- ✓ New Blinds Throughout



BEAUTIFUL REMODELED KITCHEN

- ✓ Shaker-Style Cabinets
- ✓ Gorgeous Quartz Countertops
- ✓ Beautiful Tile Backsplash
- ✓ GE Dishwasher & Vented LG Microwave
- ✓ New Sink & Faucet
- ✓ Added Water Line for Ice Maker
- ✓ Gas Line Behind Range for Easy Conversion
- ✓ Updated GFCI Outlets



PRIME MUNFORD LOCATION

- ✓ Short Walk to Munford Town Center
- ✓ Walk to the New Veterans Plaza
 - Concerts • Markets • Fitness Classes
 - Movie Nights • Holiday Events
- ✓ Brand-New Munford Fire Station Just 1 Minute Away
- ✓ Great Parks & Recreation
- ✓ Local Restaurants & Businesses
- ✓ Tipton County Schools
- ✓ Easy Access to Memphis



UPDATED BATHROOMS

- ✓ Primary Bath Shower Conversion
- ✓ Tile Floor & Vanity (2023)
- ✓ Hall Bath Restored from the Studs Out
- ✓ New Plumbing & Shower Fixtures
- ✓ Updated Lighting



SPACIOUS & FUNCTIONAL LIVING

- ✓ Large Entryway with Flexible Space
 - Perfect for a Home Office, Sitting Area,
 - Sewing Room or Reading Nook
- ✓ Large Laundry Room with Folding Area, Shelving & Cabinetry
- ✓ New Washer & Plumbing Connections
- ✓ New Lighting & Ceiling Fans in Key Areas
- ✓ Gas Line Stubbed to Living Room for a Future Gas Fireplace



OUTDOOR LIVING & LOT

- ✓ Large Corner Double Lot
- ✓ Double Driveways – Front & Rear
- ✓ Detached 20' x 18' Carport
- ✓ Room for a Garage or Shop
- ✓ Beautiful Landscaping with New Shrubbery
- ✓ Artfully Crafted Stone Entry Path
- ✓ Timer-Controlled Irrigation
- ✓ Solar Landscape Lighting
- ✓ Freeze-Proof Exterior Faucets



Small-Town Living
CLOSE TO EVERYTHING



COMMUNITY • PARKS • GOOD SCHOOLS • LOCAL DINING • A GREAT PLACE TO CALL HOME