

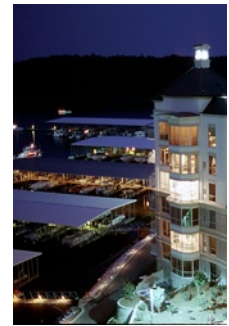
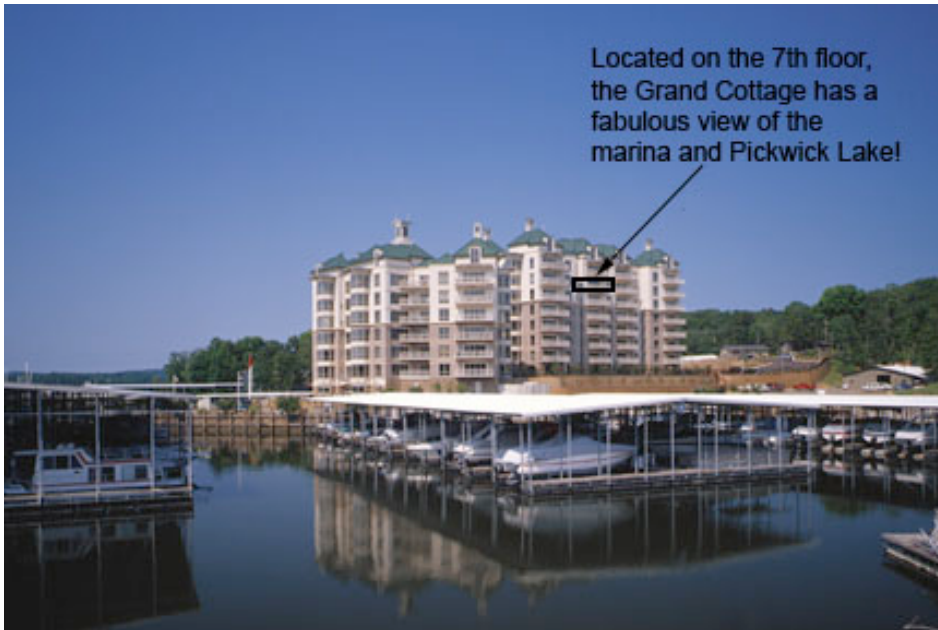
THE GRAND COTTAGE - Grand Harbor P706

www.PickwickCondo.com

Contact: Dean Mueller

Phone: (901) 309-3811

Cell (901) 490-7758



Luxury Condominium on Pickwick Lake

The Grand Cottage is a spectacular 2-bedroom, 2-bath condo overlooking Pickwick Lake. Located in the Midsouth's most sought-after resort, Grand Harbor Condominiums and Marina, this condo is in the Pavilion building--the tallest building--and is on the 7th floor, ensuring you have a spectacular view of the main body of Pickwick Lake. This condo is full of special features and has loads of upgrades. The furnishings and electronics are top-notch.

This condo has been smoke-free and pet-free. A spectacular rental income history has been enjoyed for this condo.

Offered at \$319,900, fully furnished

323 CR 380 - P706
COUNCE, TN 38326

Property characteristics

- Lakeside pool and children's play area
- Tennis Court
- Poolside cabana w/outdoor BBQ
- Well-equipped exercise room
- Overlooking Midsouth's best marina
- Expansive windows & custom window treatments
- Granite countertops in kitchen and master bath
- Tumbled marble backsplash in kitchen
- Upgraded faucets throughout
- Upgraded ceiling fans
- Upgraded lighting
- Spacious tiled balcony with Weber gas grill and bar height patio furniture
- All white electrical receptacles
- Furniture from Chestnut Hall
- Pottery Barn bedding

E-Mail: dean.mueller@gmail.com

www.PickwickCondo.com

THE GRAND COTTAGE - P706



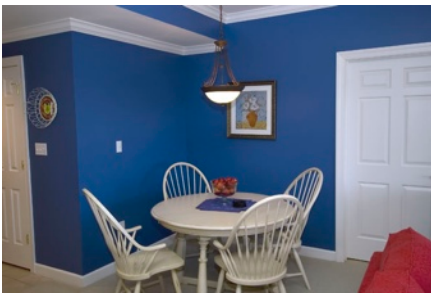
- Granite countertop
- Tumbled marble backsplash
- Upgraded lighting & faucet
- Ceramic tile floor
- Dishwasher, refrigerator & microwave
- Oneida tableware



- Coffee maker
- Blender
- State-of-the-art electronic oven
- Calphalon pots & pans
- Colorful Phaltzgraff table settings



- The ultimate gourmet kitchen perfect for winding down or entertaining!



- Beautiful cottage-style solid wood table and chairs
- Upgraded lighting with dimmer above table
- Terrific view of Pickwick Lake from dining area



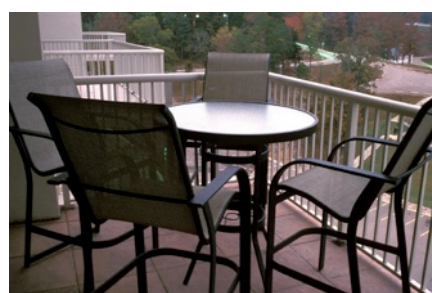
- Upscale furniture; colorful & fun!
- Large 32" Sony WEGA flat screen TV
- Sony DVD & VHS player
- Retro-style phone
- Upgraded lighting & ceiling fan



- Large window with sliding glass door leading to balcony
- Custom-made window treatments
- Hunter-Douglas "top-down, bottom-up" blinds



- Upscale 18" hand-set porcelain tile
- Weber gas grill & cover
- Coveted east side of building making afternoon & evenings delightful
- Great view of Pickwick Lake & marina



- Bar height table and chairs to ensure your view is above balcony railing
- Additional table for entertaining



- Master bedroom has queen-sized pillowtop bed
- Beautiful armoire with 32" color TV
- DVD & VHS player
- Stunning designer quilt
- Upgraded lighting & ceiling fan

THE GRAND COTTAGE - P706



- Laundry area with cabinets and full-sized GE washer and dryer
- Master bath has deep soaker/jacuzzi tub
- Tiled shower with upgraded shower head



- Terrific view of Pickwick Lake & marina
- Locker-style dresser from Pottery Barn
- Unique bed; full-sized on the bottom with a twin bunk and featuring a twin-sized pull-out trundle bed that comfortably sleeps 4!



- Second bedroom also has upgraded lighting and an upgraded ceiling fan
- Custom-made window treatment
- Hunter Douglas blind
- Delightful nautical theme



- Second bathroom sports delightful nautical theme
- Complete with all towels, etc.



- Large pool overlooking lake
- Party cabana w/restrooms
- Grill by cabana for poolside entertaining



- Children's play area right next to the pool



- Lodge building has a well-equipped exercise facility for your enjoyment
- Common area with big screen TV and comfortable seating areas



- From your private balcony, you'll have the absolute best seat to watch fireworks!
- Grand Harbor has lots of activities throughout the year



- Don't miss all the fun and excitement at Grand Harbor
- Grand Harbor Marina is recognized as one of the top marinas in the United States!