



3131 CYPRESS RD  
POCAHONTAS, TN



# HOME DETAILS

Built in 2005 home is 2,246 sq ft on the base floor.  
Bonus room upstairs features 400 sq ft.  
3 bedrooms 2 bath



## Kitchen

Granite Counter Tops  
New Built-in Microwave- 2023  
New Sink/Faucet - 2023  
Custom Island  
Beverage Refrigerator  
New Stove with double ovens 2023  
Custom Kitchen Cabinets

## Home Features

Water Softener installed in 2023  
City Water  
All Electric  
9 ft Ceilings  
Wood Burning Stove  
Updated Primary Bath  
Three deep covered porches

## Rooms

Separate Dining Room  
Sunroom  
Secure Room

## Other Information

New Roof 2020  
New Gutters and Eavestrough - 2022



# PROPERTY INFORMATION

## **88.24 acres**

55 acres of Woodland and 27 acres of Pasture  
Two Sides of property adjoins Bill Hill Pond  
State Park that is 4,138 acres featuring Hiking,  
Biking, Fishing, & Equestrian Activities.

## **Running Creek**

Boles Branch is a year round running creek that runs  
through the property.

## **Pool & Hot Tub**

Stealth Semi-inground pool installed in 2021 - Pool is 5  
ft deep and is fresh water pool- Hot Tub installed in  
2021 and is a 6 person spa



## **High Speed Internet**

High Speed internet is available with AT&T Antenna

## **Other Information**

Septic Pumped in 2021  
Electric Gates on Driveway  
3 Wildlife Blinds - 2 permanent and 1 portable - For  
hunting or observation  
Two Electric Meters and 2 Water Meters  
Property in Greenbelt

# BUILDINGS ON PROPERTY

01 Horse Barn - 50x60- 4 Stalls - Electric & Water-  
Concrete Floor

02 Detached Garage Finished - 12x16 - Electric

03 RV Shelter - Built 2023 - 56x16 - No electric

04 Tractor Barn -24x20

05 Hay Barn - 24 x 20

06 Utility White Building - 18x18- Has electric

07 Garden Shed -12 x12- Has Water and Electric

08 Chicken Coop - 10x12 - Has electric

09 Live Stock Run-In Shed - 20x10 - No electric,  
has water in field





## CONTACT US

<b>E-mail</b>	yarbrolori@gmail.com
<b>Website</b>	evansrealestate.net
<b>Phone</b>	731-549-6963 Cell 731-847-4561 Office
<b>Address</b>	18 West 2nd St Parsons, TN 38363