



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**1620 SOUTH RYAMAR COVE**  
**CORDOVA | SHELBY COUNTY, TN**  
**\$305,000**



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# 1620 SOUTH RYAMAR COVE

## PROPERTY PROFILE

### LOCATION:

- 1620 South Ryamar Cove  
Cordova, TN 38016
- Shelby County
- 1± Mile W of the Nearest Kroger
- 20± Miles NE of Memphis  
International Airport

### COORDINATES:

- 35.169595, -89.811530

### TAX INFORMATION:

- Parcel 09-6500-B0-0033
- City Taxes: \$1,716.24
- County Taxes: \$1,788.85
- Total Taxes for 2025: \$3,505.09

### PROPERTY INFORMATION:

- 2,220± SqFt Home
- 2 Bedrooms/2 Bathrooms
- Hardwood Floors
- Sunroom
- Refrigerator
- Dishwasher
- Range/Oven
- Microwave
- 2-Car Garage
- New Roof (2025)
- New Hot Water Heater
- 55+ Gated Community
- HOA – \$270/Monthly

### PROPERTY USE:

- Residential
- Retirement
- Investment



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*Information is believed to be accurate but not guaranteed.*

# WELCOME TO 1620 SOUTH RYAMAR COVE

WELCOME TO 1620 SOUTH RYAMAR COVE, LOCATED IN THE DESIRABLE DEXTER WAY 55+ GATED COMMUNITY IN SHELBY COUNTY, TENNESSEE. This well-maintained 1.5-story home offers approximately 2,220± square feet of comfortable, low-maintenance living.

The thoughtfully designed floor plan features two bedrooms and two full bathrooms, with both bedrooms conveniently located on the main level. You'll find beautiful hardwood flooring, a bright and inviting sunroom, and a well-appointed kitchen complete with a refrigerator, dishwasher, stove, and microwave.

Additional highlights include a spacious two-car garage providing ample parking and storage, along with a new roof and hot water tank installed in 2025—offering added peace of mind for years to come.



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# MORE ABOUT 1620 SOUTH RYAMAR COVE

Residents of Dexter Way enjoy a quiet, well-maintained, owner-occupied community with established HOA guidelines that help preserve property values and maintain the neighborhood's appeal. Amenities include a clubhouse, and leasing restrictions contribute to a stable, residential environment.

Ideally situated, the home is just 1± mile from Kroger and offers quick access to I-40 for convenient travel throughout the Memphis area. You're also just minutes from Shelby Farms Park, along with a wide range of shopping, dining, and recreational opportunities. Memphis International Airport is approximately 26 miles away.

**Contact Shane or Jenni Martin today to schedule a private showing and make 1620 South Ryamar Cove your new address.**



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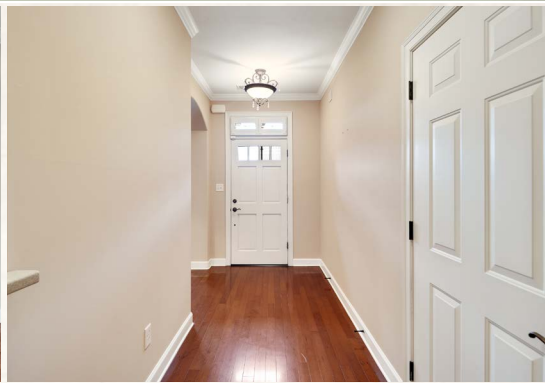


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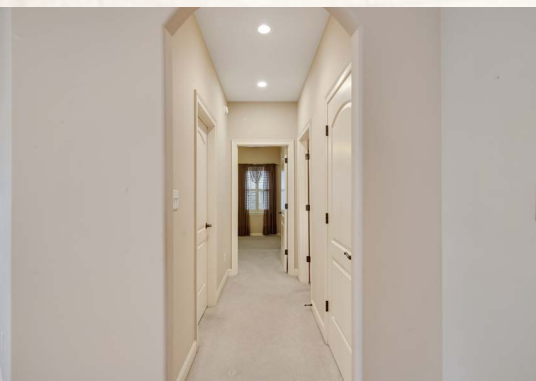
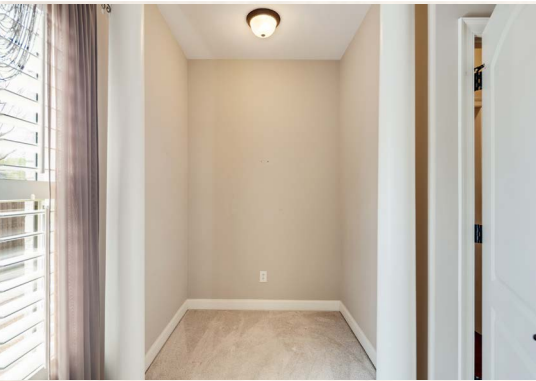


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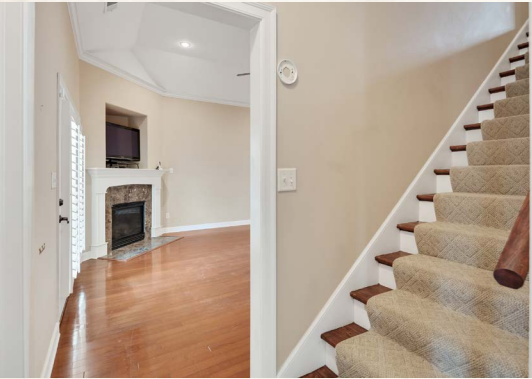
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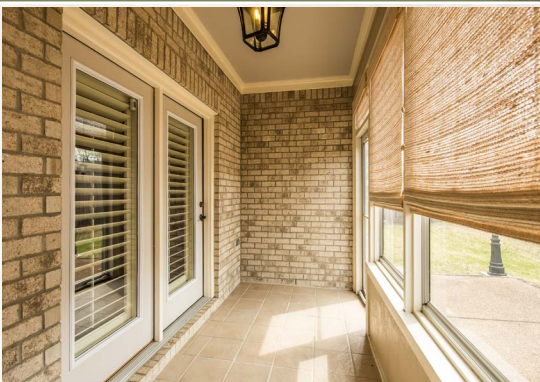


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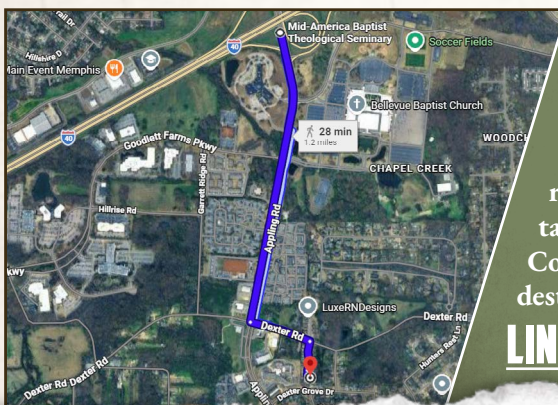


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land id. LINK



Directions from the Intersection of I-40 and Appling Road in Cordova, TN: Travel south on Appling Road for 0.9 miles. Turn left onto Dexter Road and continue for 0.2 miles. Turn right onto Ryamar Cove South, then take the first left to remain on Ryamar Cove South. Make another left, and the destination will be on your right.

**LINK TO GOOGLE MAP DIRECTIONS**



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