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## Hilary Tyler

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**Slyman Real Estate**  
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Knoxville, TN 37922  
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<b>Property Sub-Type:</b> Residential	<b>Unit #:</b>	<b>Total Tax:</b> \$2,134.00
<b>Area:</b> Roane County - 31	<b>Lot #:</b>	<b>City Taxes:</b> \$0.00
<b>City/County:</b> County	<b>Blk #:</b> 24	<b>County Taxes:</b> \$2,134.00
<b>PIN #:</b> 104J A 013.00 000	<b>In Sub:</b> Yes	<b>PUD Y/N:</b> No
	<b>Subdivision:</b> Irwinton Shores	<b>List Number:</b> 1165331
<b># Bedrooms:</b> 3	<b>SqFt - Total (Aprox):</b> 1,823	<b>Community:</b>
<b>Baths - Full:</b> 2	<b>SqFt - Main Lvl:</b> 1,823	<b>Restrictions:</b> No
<b>Baths - 1/2:</b> 0	<b>SqFt - Down Lvl:</b> 0	<b># Fireplace:</b> 2
<b># of Rooms:</b> 6	<b>SqFt - 2nd Flr Lvl:</b> 0	<b>New Construction:</b>
<b>Lot Dimensions:</b>	<b>SqFt - 3rd Flr Lvl:</b> 0	<b>Property Status:</b> N/A
<b>Acres:</b> 0.74	<b>SqFt - Source:</b> Appraisal	<b>Year Built:</b> 1952
<b>Site Built:</b> Yes	<b>Extra Storage:</b> Yes	<b>High School:</b> Midway
<b>Elem. School:</b> Midway	<b>Middle School:</b> Midway	<b>HOA:</b> Voluntary
		<b>HOA Fee:</b>
		<b>HOA Freq:</b> Yearly
		<b>HOA Contact:</b> ?
		<b>Bonus Room:</b> Yes
		<b># of Units:</b>
		<b>Position of Unit:</b>
		<b>Auction Y/N:</b> No

<b>Atchd/Dtchd Type:</b> Detached	<b>View:</b> Lake; Lakefront	<b>Misc Features:</b> Cathedral Ceiling; Drapes; Hot Tub; Internet
<b>Type:</b> Ranch	<b>Fireplace:</b> Brick; Gas Log; Stone; Ventless; Wood Burning;	Available; Island in Kitchen; Pantry; Walk-in Shower; Washer/Dryer
<b>Style:</b> Traditional	Gas	Connect; Whirlpool Tub; Wired for Internet
<b>Construction:</b> Block; Frame	<b>Floors:</b> Carpet; Laminate; Tile	<b>Exterior Features:</b> Deck; Dock; Patio; Porch - Screened; Windows
<b>Siding:</b> Shingle Shake; Stone;	<b>Fuel:</b> Electric; Propane	- Vinyl
Vinyl	<b>Heat:</b> Central; Heat Pump	<b>Dining Area:</b>
<b>Garage/Parking:</b> 2 Car	<b>Cooling:</b> Central Cooling	<b>Community Amenities:</b>
Garage; Attached; RV Parking;	<b>Appliances:</b> Dishwasher; Dryer; Gas Grill; Gas Stove;	<b>Association Fee Incl:</b>
Side/Rear Entry; Other	Microwave; Range; Refrigerator; Security Alarm; Self	<b>Possession:</b> At Closing
<b>Basement:</b> Crawl Space	Cleaning Oven; Smoke Detector; Washer	<b>New Financing:</b> Cash; Conventional; New Loan; VA Loan
<b>Lot Description:</b> Lakefront;	<b>Other Rooms:</b> Adtl Living Quarter; Extra Storage; Office/	<b>Outbuildings:</b> Detached Workshop; Storage Shed
Level	BR Main Level; Split Bedroom; Workshop	<b>Showing:</b> See Agent Instructns
<b>Sewer:</b> Septic Tank		
<b>Water:</b> Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
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**Directions:** Hwy 58S from Kingston, (R) on River Rd (Hwy 304), (R) on Irwinton Shores Subdivision - 8/10 mile to (L) on Crosswinds, (L) on Lake Shadow to house on left.

**Public Remarks:** Are you looking for a private lake home to share with family and friends? Well the opportunity has finally come your way. This property offers 2 homes and is already set up for entertaining. The main house has 3 bedrooms, 2 baths situated close to Bayside Marina. It is perfect for a summer home or getaway destination. The main house has 1823 sf and has been the owners year-round private residence and has been lovingly taken care of. It was remodeled in 2017 with a new kitchen, updated baths, two fireplaces on the main level, engineered hardwood flooring, screened porch, hot tub and a tongue-groove vaulted ceiling in the master bedroom and bath. The guest house has 876 sf with one very large master bedroom, kitchen, laundry and bathroom. The electric was upgraded in 2016. It has

**Agent Instructions:** 2 Hours Notice to Show. FOR ALL SHOWINGS call the ShowingTime Appointment Center at 865-525-4999, open 24-hours a day/7 days a week for your scheduling convenience. You may also schedule online at showingtime.com or the ShowingTime mobile app.

**Call for Showing:** 865-525-4999

Name	Office	Primary Phone/Fax	Office Phone	E-mail
LA Carol Murphy (3337)	Slyman Real Estate (1478)	865-898-0688 865-862-6160	865-862-6161	carol.murphy865@gmail.com

<b>Owner Name:</b> de Vallette Welch	<b>Cooperation Comp:</b> 2%	<b>Exclusive Agency:</b> No	<b>List Price/SqFt:</b> \$325.01
<b>Variable Rate Comp:</b> No	<b>Sales Incentive:</b> No		
<b>Status:</b> Active	<b>Original List Price:</b> 592,500	<b>Listing Price:</b> 592,500	
<b>Agent Days On Market:</b> 1	<b>Expiration Date:</b> 11/19/2021	<b>Financing:</b>	

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