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Hilary Tyler

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Property Sub-Type: Residential	Unit #:	Total Tax: \$694.00
Area: Knox County - 1	Lot #: 49	City Taxes: \$0.00
City/County: County	Blk #:	County Taxes: \$694.00
PIN #: 0910F00219	In Sub: Yes	PUD Y/N: Yes
	Subdivision: Cascade Villas	List Number: 1169074
# Bedrooms: 2	SqFt - Total (Aprox): 1,036	Community:
Baths - Full: 2	SqFt - Main Lvl: 1,036	Restrictions: Yes
Baths - 1/2: 0	SqFt - Down Lvl: 0	# Fireplace: 0
# of Rooms: 6	SqFt - 2nd Flr Lvl: 0	New Construction:
Lot Dimensions: 30 x 70.99	SqFt - 3rd Flr Lvl: 0	Property Status: N/A
Acres: 0.05	SqFt - Source: Owner	Year Built: 2013
Site Built: Yes	Extra Storage: Yes	High School: Karns
Elem. School: Karns Primary	Middle School: Karns	HOA: Mandatory
Atchd/Dtchd Type: Attached	View: Other	HOA Fee: \$114.00
Type: Ranch	Fireplace: None	HOA Freq: Monthly
Style: Traditional	Floors: Hardwood; Tile	HOA Contact: 865-558-3030
Construction: Brick; Frame - Brick	Fuel: Electric	Bonus Room: No
Siding: Brick	Heat: Central	# of Units:
Garage/Parking: Garage Spaces: 1; Attached; Garage Door Opener; Main Level	Cooling: Central Cooling	Position of Unit:
Basement: Slab	Appliances: Dishwasher; Disposal; Range; Security Alarm; Self Cleaning Oven; Smoke Detector	Auction Y/N: No
Lot Description: Level	Other Rooms: Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office/BR Main Level	Misc Features: Cathedral Ceiling; Pantry; Walk-in Closets; Washer/Dryer Connect
Sewer: Public Sewer		Exterior Features: Doors - Storm; Fence - Privacy; Fenced - Yard; Patio; Prof Landscaped; Windows - Insulated
Water: Public		Dining Area: Living Rm/Dining Rm
		Community Amenities: Architect Restricted; Lawn Care; Swimming Pool
		Association Fee Incl: Building Exterior; Grounds Maintenance; Trash
		Possession: At Closing
		New Financing: Cash; Conventional; FHA; New Loan; VA Loan
		Outbuildings:
		Showing: See Agent Instructns; Sign on Property

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Directions: Cedar Bluff to Middlebrook, (L) on Chert Pit, (R) on Cureton, (L) into Cascade Falls on Beacon Light.							
Public Remarks: Absolutely PRISTINE one level all brick condo in the heart of West Knoxville. Features upgraded flooring, neutral paint, cathedral ceilings. Kitchen features granite and stainless appliances. Plush master suite with large bath and closet. Privacy abounds with the level fenced yard with views of stocked pond and salt water pool! HOA covers lawn maintenance, garbage, community pool & pond. Show & Sell!							

Agent Instructions: 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 Laura Slyman ABR,CRS,GRI,e-PRO (9422)	Slyman Real Estate (1478)	865-567-9916 865-862-6160	865-862-6161	laura@slymanrealestate.com

Owner Name: Johnson	Cooperation Comp: 2.4%	Exclusive Agency: No	List Price/SqFt: \$241.31
Variable Rate Comp: No	Sales Incentive: No		
Status: Active	Original List Price: 250,000	Listing Price: 250,000	
Agent Days On Market: 0	Expiration Date: 01/31/2022	Financing:	

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PROPERTY INFORMATION

Property Address 2146 Beacon Light Way Knoxville, TN 37931

Age of HVAC 2013 (1st Unit) _____ (2nd Unit)
Age of Water Heater new Age of Roof 2013

Are there any warranties or extended warranties that can be given to the buyer? Yes No
If yes, please list _____

Is there currently a home warranty on this home? Yes No If yes, what company? _____

Is there a Homeowner's Association? Yes Mandatory Voluntary
HOA Amount \$114.00 Frequency: Monthly Quarterly Annually
HOA Contact HOA Management Inc. HOA Phone 865-558-3030
HOA Address 120 Suburban Rd, Ste. 103 Knoxville, TN 37923

What does the HOA fee cover? _____

Is property on: Septic Sewer
If septic, location _____ When was it last pumped? _____

Is there a gas/propane tank? Yes No If yes, is it above or below ground? _____
 Own Rent Company name/number _____

Who was the home builder? _____

What are the top positive features of this present home? Please list all upgrades, updates, recent improvements or anything of interest to a prospective buyer: Privacy with a view

Schools: Elementary Karns Middle Karns High Karns

Utilities Provider and Average Monthly Costs:
Electric KUB - \$80/month
Water WKUD - \$70/month
Gas _____
Trash (currently used) included in HOA
Cable (currently used) XFINITY - \$150/month (includes internet & phone)
Internet (currently used) _____