

Provided as a courtesy of

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Knoxville, TN 37922
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Property Sub-Type: Residential	Unit #:	Total Tax: \$1,352.00
Area: Knox County - 1	Lot #: 40	City Taxes: \$0.00
City/County: County	Blk #:	County Taxes: \$1,352.00
PIN #: 151ce040	In Sub: Yes	PUD Y/N: No
	Subdivision: Orchid Grove S/D	List Number: 1168998

# Bedrooms: 4	SqFt - Total (Aprox): 4,214	Community: Farragut	HOA: No
Baths - Full: 2	SqFt - Main Lvl: 2,534	Restrictions: Yes	HOA Fee:
Baths - 1/2: 1	SqFt - Down Lvl: 1,680	# Fireplace: 0	HOA Freq:
# of Rooms: 9	SqFt - 2nd Flr Lvl: 0	New Construction:	HOA Contact:
Lot Dimensions: 244.13 x 206.51 x IRR	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: No
Acres: 1.07	SqFt - Source: Appraisal	Year Built: 1972	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: Farragut	Position of Unit:
Elem. School: Farragut Primary	Middle School: Farragut		Auction Y/N: No

Atchd/Dtchd Type: Detached	View: Country Setting; Seasonal Mountain	Misc Features: Drapes; Dry Bar; Hot Tub; Internet Available; Pantry; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect; Whirlpool Tub; Wired for Internet
Type: Split Foyer	Fireplace: None	Exterior Features: Balcony; Cable Available (TV Only); Deck; Fence - Chain; Fence - Privacy; Fence - Wood; Patio; Pool - Swim (Ingrnd); Porch - Covered; Porch - Screened; Prof Landscaped; Windows - Insulated; Windows - Vinyl
Style: Traditional	Floors: Carpet; Laminate; Slate; Tile	Dining Area: Breakfast Bar; Eat-in Kitchen; Kitchen/Dining Rm Co; Living Rm/Dining Rm; Other
Construction: Frame	Fuel: Electric; Gas (Natural)	Community Amenities:
Siding: Stone; Wood	Heat: Central; Forced Air	Association Fee Incl:
Garage/Parking: Garage	Cooling: Ceiling Fan(s); Central Cooling	Possession: At Closing
Spaces: 2; Basement; Garage	Appliances: Dishwasher; Dryer; Gas Grill; Gas Stove; Range; Refrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector; Washer; Other	New Financing: Cash; Conventional; New Loan; VA Loan
Door Opener; On-Street Parking; Side/Rear Entry	Other Rooms: Basement Rec Room; Breakfast Room; Den/Study; Extra Storage; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office/BR Main Level; Sunroom; Workshop	Outbuildings:
Basement: Finished; Partially Finished; Slab		Showing: No Sign on Property; See Agent Instructns; Special Conditions
Lot Description: Cul-De-Sac; Level; Private; Rolling Slope; Other		
Sewer: Septic Tank		
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Great Room	Main		Open Area - New Flooring	Sunroom	Main		Remodeled - Dry Bar - Tiled Floors - Dining Rm
Kitchen	Main		Open to Gr. RM, Leathered Granite, Remodeled	Master Bedroom	Main		Huge Custom Mstr Closet, Barn Doors, New Carpet
Eat In Breakfast Area	Main		Open to Gr. Rm. & Kitchen	Bedroom 2	Main		New Carpet
Rec Room	Basement		HUGE - 75' Samsung Home Theater TV Conveys	Bedroom 3	Main		New Carpet
				Bedroom 4	Main		Used as Office, New Carpet

Directions: I-75W to Watt Rd Exit, LT on Watt Rd., LT onto Lady Slipper & RT on Elmore. 1st Home on LT. No Sign on Property. Or West on Kingston Pk., RT onto Watt Rd., then RT onto Lady Slipper, RT on Elmore. 1st Home on LT. No Sign on Property.

Public Remarks: Don't Miss This Unique, Updated, 4BR/3.5BA Jewel w/In-ground Fresh Water Pool, Hot Tub, & Lots of Privacy on over 1 Acre w/Seasonal Mountain View. Cul-de-sac Location, All Farragut Schools. Too Many Upgrades & Updates to List All but it Starts w/New Roof 2017, Pella Windows 2018, New HVAC, New Garage Doors, Kitchen Totally Remodeled-Opened up to Great Room, Leatherized Granite Counters, Stainless BL Pever Appliances & Fridge Conveys. Unusual & Striking Lighting, New Ceiling Fans, All New Plank Flooring. New Gas HWH, Front Porch Recently Covered, Updated Sunroom w/Dry Bar, Barn Style Doors in Gr Rm & MSTR BR. New Front & Rear Decks w/Trex Decking & Cabling Rails. Rare & 1 of a Kind Artistic Tiles in BR's Signed by Wyland. Can't Leave Out New Electrical Panel, Gutted & Remodeled Basement,

Agent Instructions: Call CSS for All showings at 865-525-4999. 2 HRS. No Online Bookings. 2 Hr. NOTICE REQUIRED FOR ALL SHOWINGS. Solar Outdoor Torches DO NOT Convey. All Offers MUST have Proof of Ability to Purchase or Pre-Qual Letter in order to be considered by Sellers. GIVE SELLERS 24 HOURS TO REVIEW & REPLY TO ALL OFFERS. Please lock Exterior Doors. Buyers Responsible for verification of all measurements, sq. footage. Feedback is appreciated.

Call for Showing: 865-525-4999

Start Showing Date 10/01/2021

Name	Office	Primary Phone/Fax	Office Phone	E-mail
LA Cathy Morrison (313930)	Slyman Real Estate (1478)	865-405-3784 865-862-6160	865-862-6161	cathymorrison@me.com

Owner Name: McCracken	Cooperation Comp: 2.4%	Exclusive Agency: Yes	List Price/SqFt: \$139.99
Variable Rate Comp: No	Sales Incentive: No		

Status: Coming Soon - No Showings	Original List Price: 589,900	Listing Price: 589,900
Agent Days On Market:	Expiration Date: 10/01/2021	Financing:

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325 ELMORE LANE
KNOXVILLE, TN 37934
UPGRADE, IMPROVEMENTS

- ***New Roof 2017
- ***All New Pella Windows 2018
- ***New Garage Doors
- ***New Gas HVAC
- ***Gas Line Ran to Kitchen for New Gas Stove
- ***Kitchen Totally Remodeled w/New Leathered Granite Counters, Cabinets, Samsung Black Stainless Appliances, Custom Hammered Copper Sink, Tiled Backsplash, Refrigerator Conveys
- ***All New Flooring Throughout Home
- ***New Wood Staircase
- ***New Gas Hot Water Heater
- ***Interior Freshly Paint
- ***New Covered Front Porch
- ***New Lighting Throughout the Home
- ***Smart Home Lighting in Kitchen, Basement, & Front Porch
- ***New Ceiling Fans
- ***Huge Customized Master Closet Added
- ***Took out Dining Room Paneling & Changed to Sheetrock
- ***Opened Up Living Room Space
- ***Updated Sunroom w/New Tiled Flooring
- ***New Hall Closet Doors
- ***Added Barn Style Doors in Great Room
- ***Gutted Basement & Remodeled - Home Theater w/75" Samsung Frame TV w/Wall Speakers Conveying
- ***New Front & Back Decks/Porches w/Trex Decking w/Cabling Rails.
- ***New Fence at the Driveway
- ***New Security System Can Convey (No Contract & \$40 Monthly)
- ***Cleaned Out Brush & Overgrowth Along Fences, Front & Back,
- ***Updated Many Garden Spaces.
- ***Cut Down 2 Large Dead Trees
- ***Installed Wine Cellar in Basement
- ***Transferable Termite Contract
- ***New Sand in Pool Filter 2021
- ***TDS Fiber Internet with 1 Gig speeds
- ***New Electrical Main Panel - 2021