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Knoxville, TN 37922
865-862-6161

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Property Sub-Type: Residential	Unit #:	Total Tax: \$1,852.00
Area: Knox County - 1	Lot #: 5	City Taxes: \$0.00
City/County: County	Blk #:	County Taxes: \$1,852.00
PIN #: 152HJ00100E	In Sub: Yes	PUD Y/N: No
	Subdivision: Townhomes At Wentworth Unit 5	List Number: 1169822
# Bedrooms: 3	SqFt - Total (Approx): 3,054	Community:
Baths - Full: 3	SqFt - Main Lvl: 2,313	Restrictions: Yes
Baths - 1/2: 0	SqFt - Down Lvl: 0	# Fireplace: 1
# of Rooms: 7	SqFt - 2nd Flr Lvl: 741	New Construction:
Lot Dimensions:	SqFt - 3rd Flr Lvl: 0	Property Status: N/A
Acres: 0.01	SqFt - Source: Agent	Year Built: 1998
Site Built: Yes	Extra Storage: No	High School: Farragut
Elem. School: Farragut Primary	Middle School: Farragut	HOA: Mandatory
		HOA Fee: \$840.00
		HOA Freq: Quarterly
		HOA Contact: David Smith
		Bonus Room: Yes
		# of Units:
		Position of Unit:
		Auction Y/N: No

Atchd/Dtchd Type: Attached	View: City	Misc Features: Cathedral Ceiling; Island in Kitchen; Pantry;
Type: Townhouse	Fireplace: Gas Log; Ventless	Walk-in Closets; Walk-in Shower; Washer/Dryer Connect
Style: Traditional	Floors: Carpet; Hardwood; Tile	Exterior Features: Balcony; Patio; Porch - Covered; Prof
Construction: Brick	Fuel: Electric; Gas (Natural)	Landscaped; Windows - Wood
Siding: Brick; Fiber Cement; Wood	Heat: Central	Dining Area: Breakfast Bar; Formal Dining Area
Garage/Parking: Garage Spaces: 2; Basement;	Cooling: Ceiling Fan(s); Central Cooling	Community Amenities: Architect Restricted; Lawn Care;
Garage Door Opener; Main Level; Side/Rear Entry	Appliances: Dishwasher; Disposal; Microwave;	Sidewalks
Basement: Slab	Range; Self Cleaning Oven; Smoke Detector	Association Fee Incl: Association Ins; Building Exterior;
Lot Description: Corner Lot; Level	Other Rooms: Laundry/Utility; Mstr Bdrm Main	Fire Protection; Grounds Maintenance; Pest Contract
Sewer: Public Sewer	Level; Office/BR Main Level	Possession: At Closing
Water: Public		New Financing: Cash; Conventional
		Outbuildings:
		Showing: See Agent Instructns; Sign on Property

Room Name	Level	Dimensions	Remarks
Sunroom	Main	19.25 x 13	
Master Bedroom	Main	19 x 13	
Living Room	Main	23.5 x 20.5	
Bedroom 2	Main	11.75 x 9.25	
Kitchen	Main	18 x 13.75	
Other	Main	6.75 x 5.3	Laundry
Dining Room	Main	11 x 9	
Bedroom 3	Main	12 x 11.5	
Other	Second	13 x 10	Loft
Bonus Room	Second	20.75 x 10.75	

Directions: Kingston Pike west to (L) onto Old Stage Rd, immediate (L) onto Willow Ridge, home on left, sign in yard.**Public Remarks:** REHABBED IN FARRAGUT!!! All brick 2-story with master on main. New appliances, beautiful new hardwood floors, new custom built staircase, new carpet in the finished room above the garage (listed as bonus room), new chair height toilets, new granite counter tops in kitchen and all 3 baths, new plumbing fixtures, most of the lighting is new, new HVAC vent registers, new mirrors in baths, new towel racks, new cabinet pulls. Duct work professionally cleaned. Range top and wall oven/microwave to be installed upon delivery. Owner/Agent**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 Ira Smith (9253)	Slyman Real Estate (1478)	865-679-5013 865-862-6160	865-862-6161	ira.smith1308@comcast.net

Owner Name: Ira Smith & Christopher White	Cooperation Comp: 2.4%	Exclusive Agency: No	List Price/SqFt: \$180.06
Variable Rate Comp: No	Sales Incentive: No		

Status: Active	Original List Price: 549,900	Listing Price: 549,900
Agent Days On Market: 0	Expiration Date: 03/31/2022	Financing:

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