

Provided as a courtesy of

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hilary@slymanrealestate.com**Slyman Real Estate**
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Knoxville, TN 37922
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Property Sub-Type: Residential	Unit #:	Total Tax: \$864.43
Area: Knox County - 1	Lot #: 25	City Taxes: \$464.43
City/County: City Limits	Blk #: B	County Taxes: \$400.00
PIN #: 070MH031	In Sub: Yes	PUD Y/N: No
	Subdivision: Mc Leans Pt 26	List Number: 1169817

# Bedrooms: 2	SqFt - Total (Aprox): 1,060	Community:	HOA: No
Baths - Full: 1	SqFt - Main Lvl: 1,060	Restrictions: No	HOA Fee:
Baths - 1/2: 0	SqFt - Down Lvl: 0	# Fireplace: 0	HOA Freq:
# of Rooms: 4	SqFt - 2nd Flr Lvl: 0	New Construction:	HOA Contact:
Lot Dimensions: 63 X 165	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: No
Acres: 0.24	SqFt - Source: Tax Records	Year Built: 1940	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: Austin East/Magnet	Position of Unit:
Elem. School: Ritta	Middle School: Holston		Auction Y/N: No

Atchd/Dtchd Type: Detached	View: Other	Misc Features: Drapes; Internet Available; Washer/Dryer Connect
Type: Ranch	Fireplace: Other	Exterior Features: Fence - Chain; Patio; Porch - Covered;
Style: Traditional	Floors: Other	Windows - Insulated; Windows - Vinyl
Construction: Brick; Frame	Fuel: Electric; Gas (Natural)	Dining Area: Formal Dining Area
Siding: Aluminum Siding; Brick	Heat: Forced Air	Community Amenities:
Garage/Parking: Main Level; Off-Street	Cooling: Central Cooling	Association Fee Incl:
Parking: On-Street Parking	Appliances: Microwave; Range; Refrigerator; Self	Possession: At Closing
Basement: Unfinished	Cleaning Oven; Smoke Detector	New Financing: Cash; FHA; New Loan; VA Loan
Lot Description: Level; Other	Other Rooms: Laundry/Utility; Mstr Bdrm Main	Outbuildings: Storage Shed
Sewer: Public Sewer	Level; Office/BR Main Level	Showing: See Agent Instructns; Sign on Property
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Living Room	Main	16.5 x 12	New Luxury Plank Vinyl Flooring, Decorative FP	Master Bedroom	Main	12.1 x 12.2	New Luxury Vinyl Plank Flooring
Dining Room	Main	10.8 x 11	New Luxury Vinyl Plank Flooring	Bedroom 2	Main	10.7 x 11.1	Rear Bedroom, New Luxury Vinyl Plank Flooring
Kitchen	Main	15.5 x 9.5	New Counters & Cabinets Over Stove, Fridge Conveys				

Directions: I-40East, Exit 392 (Rutledge Pk). LT onto US-11W S Rutledge Pk. LT onto Prosser Rd. LT onto Martin Luther King Jr Ave & It Turns Into Holston Dr. RT onto Kirk St. LT onto Alma Ave. House on the LT. SOP.

Public Remarks: No Showings Until Friday, Oct. 8th. Cute as Can Be! 1-Level, 2BR/1BA Cottage Style Home w/Large Fenced Back Yard. NEW Luxury Vinyl Plank Floors Throughout. Large Vinyl, Insulated Windows Allows Lots of Natural Light, & Spacious Rooms. Kitchen Has Been Updated w/NEW Counters & NEW Cabinets Over the Stove. Fridge Does Convey. Wonderful Covered Front Porch and Nice Rear Patio. Dog Kennel at Far Rear of Yard. Storage Shed Does Convey. 4 Yr. Old Roof. Convenient to UT & Downtown Knoxville! Won't Last Long so Schedule Your Showing NOW!

Agent Instructions: No Showings Until Friday, Oct. 8th. No Overlapping Appointments. All Offer MUST have a Pre-Qual Letter or Proof of Ability to Purchase to be Considered. Please Give Sellers a Minimum of 12 Hours to Respond to Offers. Lock All Doors. Key is to Doorknob only in Front and Both Locks at the Rear. Feedback is Greatly Appreciated.

Call for Showing: 865-525-4999

Start Showing Date 10/08/2021

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: Brinkman	Cooperation Comp: 2.2%	Exclusive Agency: Yes	List Price/SqFt: \$137.74
Variable Rate Comp: No	Sales Incentive: No		

Status: Coming Soon - No Showings	Original List Price: 146,000	Listing Price: 146,000
Agent Days On Market:	Expiration Date: 12/30/2021	Financing:

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