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**Slyman Real Estate**  
 105 Center Park Dr Ste 200  
 Knoxville, TN 37922  
 865-862-6161



<b>Property Sub-Type:</b> Residential	<b>Unit #:</b>	<b>Total Tax:</b> \$1,382.00
<b>Area:</b> Knox County - 1	<b>Lot #:</b>	<b>List Number:</b> 1198681
	<b>Blk #:</b>	
	<b>Subdivision:</b>	

<b># Bedrooms:</b> 3	<b>SqFt - Total (Aprox):</b> 1,560	<b>Community:</b>	<b>HOA:</b> No
<b>Baths - Full:</b> 2	<b>SqFt - Main Lvl:</b> 1,560	<b>Restrictions:</b> No	<b>HOA Fee:</b>
<b>Baths - 1/2:</b> 0	<b>SqFt - Down Lvl:</b> 0	<b># Fireplace:</b> 0	<b>HOA Freq:</b>
<b># of Rooms:</b> 7	<b>SqFt - 2nd Flr Lvl:</b> 0	<b>New Construction:</b>	<b>HOA Contact:</b>
<b>Lot Dimensions:</b> 80 x 204	<b>SqFt - 3rd Flr Lvl:</b> 0	<b>Property Status:</b> N/A	<b>Bonus Room:</b> Yes
<b>Acres:</b> 0.37	<b>SqFt - Source:</b> Owner	<b>Year Built:</b> 1930	<b># of Units:</b>
<b>Site Built:</b> Yes	<b>Extra Storage:</b> Yes	<b>High School:</b> Fulton	<b>Position of Unit:</b>
<b>Elem. School:</b> Belle Morris	<b>Middle School:</b> Whittle Springs		<b>Auction Y/N:</b> No

<b>Atchd/Dtchd Type:</b> Detached	<b>View:</b> Other	<b>Misc Features:</b> Island in Kitchen; Pantry; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect
<b>Type:</b> Ranch	<b>Fireplace:</b> None	<b>Exterior Features:</b> Fenced - Yard; Patio; Prof Landscaped
<b>Style:</b> Craftsman;	<b>Floors:</b> Hardwood; Tile	<b>Dining Area:</b> Eat-in Kitchen
Traditional; Victorian	<b>Fuel:</b> Electric; Gas (Natural)	<b>Community Amenities:</b>
<b>Construction:</b> Frame	<b>Heat:</b> Central	<b>Association Fee Incl:</b>
<b>Siding:</b> Wood	<b>Cooling:</b> Central Cooling	<b>Possession:</b>
<b>Garage/Parking:</b> Carport	<b>Appliances:</b> Dishwasher; Disposal; Dryer; Range; Security Alarm; Self Cleaning Oven; Smoke Detector; Washer	<b>New Financing:</b> Cash; Conventional; FHA; New Loan; VA Loan
<b>Spaces:</b> 2; Side/Rear Entry	<b>Other Rooms:</b> Breakfast Room; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office/BR Main Level; Split Bedroom	<b>Outbuildings:</b> Storage Shed
<b>Basement:</b> Crawl Space		
<b>Lot Description:</b> Corner Lot; Level		
<b>Sewer:</b> Public Sewer		
<b>Water:</b> Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
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**Directions:** I-40 E to Broadway, (L) at light, (R) on Broadway, (R) on Edgewood, just past park, property on corner.  
**Public Remarks:** Prepare for the "wow" factor!! Character abounds in this completely renovated home in the heart of North Knoxville located next to Edgewood Park! Partial list of upgrades include new architectural shingle roof, new gas HVAC, new tankless water heater, refinished hardwood floors, renovated bathrooms, new exterior & interior paint, addition of back bedroom & new patio area, new sewer line, fixtures, etc. Fabulous level, fenced and professionally landscaped corner lot. Storage shed.(Complete list of updates can be found in the documents tab). Show & Sell!

<b>Status:</b> Coming Soon - No Showings	<b>Listing Price:</b> 299,900
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## 1701 Edgewood Avenue – Improvements

2015

- Storage Shed
- Second, larger bathroom added between front bedrooms (work permitted and inspected by the city)
- New ceiling joists in front bedroom
- Removed wall between dining room and kitchen
- Replaced kitchen laminate with wood
- Removed old furnace grate in living room and sourced reclaimed hardwood to match current flooring

2016

- New drywall throughout except laundry and small bathroom
- New paint throughout
- Wood floors refinished
- 8” trim removed, numbered, painted and reinstalled over new drywall (or custom made to match existing where needed)
- Added hardwired smoke alarms
- New light fixtures throughout
- Pex supply lines from street to fixtures
- New water meter

2017

- Fire pit area and landscaping in backyard
- Lux vinyl flooring in butler’s pantry and laundry
- Retaining wall by driveway to comply with city code for grade around house
- New gas HVAC system
- New tankless gas water heater
- Addition of back bedroom and patio (work permitted and inspected by city)

## 2018

- Fenced in backyard
- Handrail on back steps
- Electric run to shed with dedicated breaker box
- Waterfall Quartz countertop
- All solid wood doors

## 2019

- Replaced two fogged windows
- New toilet in old bathroom
- New stove
- Security camera system

## 2020

- Added electrical outlets in front bedroom, kitchen, and office
- UT sponsored rain garden + additional rain gardens installed

## 2021

- Front porch electrical plug
- Insulation in the attic
- Knee wall roof support in attic
- New structural support for incorrectly spanned living room ceiling where load bearing wall was removed by previous owners
- New vanity for little bathroom
- Repaint house (Poppyseed Behr Ultra)
- New plants for front bed
- New sewer line from house to meter
- New GAF HDZ architectural roof by McGuire Roofing



PROPERTY INFORMATION

Property Address 1701 Edgewood Avenue Knoxville, TN 37917

Age of HVAC 5 years (1st Unit) N/A (2nd Unit)
Age of Water Heater 5 years Age of Roof 1 year

Are there any warranties or extended warranties that can be given to the buyer? [X] Yes [ ] No
If yes, please list Roof warranty may be transferrable

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

Is there a Homeowner's Association? No [ ] Mandatory [ ] Voluntary
HOA Amount Frequency: [ ] Monthly [ ] Quarterly [ ] Annually
HOA Contact HOA Phone
HOA Address

What does the HOA fee cover?

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

Is there a gas/propane tank? [ ] Yes [X] 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: Within minutes to both downtown and hiking, updated plumbing, sewer line, roof, HVAC, tankless water heater, closed-circuit video security system, insulation, and roof bracing.

Schools: Elementary Belle Morris Middle Whittle Springs High Fulton

Utilities Provider and Average Monthly Costs:
Electric KUB - \$100/month
Water KUB - \$75/month
Gas KUB - \$75/month
Trash (currently used) City of Knoxville
Cable (currently used)
Internet (currently used)