

Provided as a courtesy of

**Hilary Tyler**

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**Slyman Real Estate**

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<b>Property Sub-Type:</b> Residential	<b>Unit #:</b>	<b>Total Tax:</b> \$228.04
<b>Area:</b> Knox County - 1	<b>Lot #:</b>	<b>City Taxes:</b> \$122.57
<b>City/County:</b> City Limits	<b>Blk #:</b>	<b>County Taxes:</b> \$105.47
<b>PIN #:</b> 093BB021	<b>In Sub:</b> Yes	<b>PUD Y/N:</b> No
	<b>Subdivision:</b> Dogwood Hghts	<b>List Number:</b> 1201109

<b># Bedrooms:</b> 3	<b>SqFt - Total (Aprox):</b> 1,800	<b>Community:</b> Pleasant Ridge	<b>HOA:</b> No
<b>Baths - Full:</b> 2	<b>SqFt - Main Lvl:</b> 1,008	<b>Restrictions:</b> No	<b>HOA Fee:</b> No
<b>Baths - 1/2:</b> 1	<b>SqFt - Down Lvl:</b> 792	<b># Fireplace:</b> 0	<b>HOA Freq:</b>
<b># of Rooms:</b> 6	<b>SqFt - 2nd Flr Lvl:</b> 0	<b>New Construction:</b>	<b>HOA Contact:</b>
<b>Lot Dimensions:</b>	<b>SqFt - 3rd Flr Lvl:</b> 0	<b>Property Status:</b> N/A	<b>Bonus Room:</b> No
<b>Acres:</b> 0.42	<b>SqFt - Source:</b> Owner	<b>Year Built:</b> 1948	<b># of Units:</b>
<b>Site Built:</b> Yes	<b>Extra Storage:</b>	<b>High School:</b> West	<b>Position of Unit:</b>
<b>Elem. School:</b> West Haven	<b>Middle School:</b> Northwest		<b>Auction Y/N:</b> No

<b>Atchd/Dtchd Type:</b> Detached	<b>View:</b> Wooded	<b>Misc Features:</b> Internet Available; Washer/Dryer Connect
<b>Type:</b> Basement Ranch	<b>Fireplace:</b> None	<b>Exterior Features:</b> Fence - Chain; Porch - Covered; Porch - Enclosed; Prof Landscaped; Windows - Vinyl
<b>Style:</b> Traditional	<b>Floors:</b> Vinyl	<b>Dining Area:</b> Breakfast Bar; Eat-in Kitchen
<b>Construction:</b> Block	<b>Fuel:</b> Electric; Gas (Natural)	<b>Community Amenities:</b>
<b>Siding:</b> Aluminum Siding	<b>Heat:</b> Central; Heat Pump	<b>Association Fee Incl:</b>
<b>Garage/Parking:</b> Main Level; Off-Street Parking	<b>Cooling:</b> Central Cooling	<b>Possession:</b> At Closing
<b>Basement:</b> Finished	<b>Appliances:</b> Range; Self Cleaning Oven; Smoke Detector	<b>New Financing:</b> Cash; Conventional; FHA; VA Loan
<b>Lot Description:</b> Level	<b>Other Rooms:</b> Basement Rec Room; Family Room; Laundry/Utility; Mstr Bdrm Main Level; Office/BR Main Level	<b>Outbuildings:</b>
<b>Sewer:</b> Public Sewer		<b>Showing:</b> See Agent Instructns; Sign on Property
<b>Water:</b> Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
<b>Directions:</b> Take I-640 to Western Ave, right onto Copper Kettle at Light, take left onto Ball Camp Pike, House will be on left							
<b>Public Remarks:</b> Completely remodeled basement rancher in North Knoxville with great curb appeal! This home has been beautifully designed featuring a desirable floor plan with impeccable finishing work. The main level features a spacious kitchen with granite, brushed black appliances, backsplash, and breakfast bar, master bedroom w/ ensuite full bath, 2nd bedroom, and half bath for company. New front porch welcomes you to home and adorable covered back porch is off the kitchen w/ easy access from driveway. In the basement you will find a large 3rd bedroom, full bathroom, spacious rec room with bar area (plumbed for wet bar), and laundry room/storage. LVP flooring throughout. HVAC, hot water heater, windows, roof, plumbing & electric brand new in 2022. Rear lot available for purchase (contact agent).							

**Agent Instructions:** Stair railing to basement will be installed before closing. Granite in basement to be installed by 8/4. See documents for recent survey (property was subdivided and does not include the parcel with garage behind the home). Rear lot available for purchase for \$40k - Seller/builder open to building new garage on lot if purchased. Seller prefers Concord Title for closing. \*All information deemed accurate but not reliable. Buyer to verify all information\*

**Call for Showing:** 800-746-9464

**Start Showing Date** 08/04/2022

Name	Office	Primary Phone/Fax	Office Phone	E-mail
LA Lisa Sinclair PSA (358000)	Slyman Real Estate (1478)	703-862-8165	865-862-6161	lisa@soldwithsinclair.com

<b>Owner Name:</b> Volunteer Building Svcs Llc	<b>Cooperation Comp:</b> 2.4%	<b>Exclusive Agency:</b> Yes	<b>List Price/SqFt:</b> \$187.78
<b>Variable Rate Comp:</b>	<b>Sales Incentive:</b>		

<b>Status:</b> Coming Soon - No Showings	<b>Original List Price:</b> 338,000	<b>Listing Price:</b> 338,000
<b>Agent Days On Market:</b>	<b>Expiration Date:</b> 10/31/2022	<b>Financing:</b>
		<b>Sold Off MLS:</b> No

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