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Property Sub-Type: Residential	Unit #:	Total Tax: \$1,737.26
Area: Knox County - 1	Lot #: 23	List Number: 1211664
	Blk #:	
	Subdivision: Montrose Court Anx 2/28/97 Ord 0-37-97	

# Bedrooms: 2	SqFt - Total (Aprox): 1,280	Community: Rocky Hill	HOA: Mandatory
Baths - Full: 2	SqFt - Main Lvl: 1,280	Restrictions: Yes	HOA Fee: \$50.00
Baths - 1/2: 0	SqFt - Down Lvl: 0	# Fireplace: 1	HOA Freq: Monthly
# of Rooms: 8	SqFt - 2nd Flr Lvl: 0	New Construction:	HOA Contact: 865-558-3030 Montrose Court HOA
Lot Dimensions: 46.04 x 98 x IRR	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: No
Acres: 0.1	SqFt - Source: Tax Records	Year Built: 1999	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: Bearden	Position of Unit:
Elem. School: Rocky Hill	Occupancy: Permanent Residence		Auction Y/N: No
	Middle School: Bearden		

Atchd/Dtchd Type: Detached	View: Other	Misc Features: Internet Available; Pantry; Walk-in Closets; Washer/Dryer Connect
Type: Ranch	Fireplace: Gas Log	Exterior Features: Cable Available (TV Only); Porch - Covered; Porch - Screened; Prof Landscaped; Windows - Insulated; Windows - Vinyl
Style: Traditional	Floors: Hardwood; Tile; Vinyl	Dining Area: Eat-in Kitchen; Living Rm/Dining Rm
Construction: Frame	Fuel: Gas (Natural)	Community Amenities: Architect Restricted; Lawn Care
Siding: Vinyl	Heat: Central; Forced Air	Association Fee Incl: Grounds Maintenance; Some Amenities
Garage/Parking: Garage Spaces: 2; Attached; Garage Door Opener; Main Level	Cooling: Attic Fan; Ceiling Fan(s); Central Cooling	Possession:
Basement: Slab	Appliances: Dishwasher; Disposal; Gas Stove; Microwave; Refrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector	New Financing: Cash; Conventional; FHA; New Loan; VA Loan
Lot Description: Irregular Lot; Level; Rolling Slope	Other Rooms: Breakfast Room; Extra Storage; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office/BR Main Level; Split Bedroom	Outbuildings:
Sewer: Public Sewer		
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Directions: Morrell to Stop Sign & Go RT onto Nubbins Ridge. LT onto Antrim Way (into Montrose Court). Straight & 2nd RT. #7717 on the LT. SOP							
Public Remarks: No Showings Until 11/16/22. Adorable, 1-Level, Move-in Ready 2BR/2BA Updated Home in a Wonderful W. Knox Location. Interior NEWLY Painted, NEW Luxury Vinyl Floors in BR's. Hardwood in Living Area, No Carpeting. NEW Compressor for HVAC & NEW Ductwork. Gas Fireplace & Screened In Porch are Both Great Features. Gas Stove, NEW Microwave & Refrigerator does Convey. NEW Hot Water Heater. NEW Covered Guttering & All NEW Hardware on Doors. There's a Transferable Termite Contract if Desired. Large Tree Removal and New Plantings. Great Neighborhood, Community Sidewalks, Low HOA Provides Lawn Maintenance, Convenient to Shopping, Entertainment, Restaurants, Schools & More. This One Won't Last Long!							

Status: Active	Listing Price: 320,000
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Improvements

New Bradford White 50 gallon gas water heater
Scott's Plumbing

New Pleasant Hearth Valley Oak gas firelogs
24 inch with remote, 33,000 BTU
Home Depot; installation Chris Tackett

New American Standard AC condensing unit
Admiral Heating and Air Conditioning Inc.

Dishwasher supply line and dual stop replaced
Scott's Plumbing

New kitchen faucet: Delta Leland
Scott's Plumbing

HVAC maintenance and updates:
New AprilAire filter added to return duct at furnace in attic
Replaced all supply runs in attic
Sealed supply trunk line
Installed dampers for each supply duct run
Pioneer Heating & Air Conditioning Inc.

Removal and stump grinding: front yard red oak and crepe myrtle
Mencer's Tree Service

New 6 inch seamless gutters with guards, 3x4 oversized downspouts
Mountain View Exteriors

New floating vinyl tile installed in 2 bedrooms
Korlock Select, KarnDean Metro Grey; low VOC
David's Abbey Carpet and Floors

Tree planted front yard: Japanese Maple 'Bloodgood'
Willow Ridge Garden Center and Landscaping

TreeDiaper moisture retainment system for new tree
to be kept at base of tree for first 2 years
Manufactured by Zynnovation, Inc.

New GE Over-The-Range Microwave 1.7 cu. ft. Sensor Cooking
Home Depot

New mailbox installed
L&M Ornamental Iron Co. Inc.

Painted interior: Sherwin Williams Repose Gray, SW7015
Installed new interior hardware and lights
Installed new exterior Kichler light fixtures
Installed new screening windows and porch
Power washed exterior
Cibolo Construction

Rhododendron transplanted, shrubs trimmed, front beds weeded and mulched
The Yard Force