

Provided as a courtesy of

Hilary Tyler105 Center Park Dr Ste 200
Knoxville, TN 37922
865-862-6161

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Slyman Real Estate105 Center Park Dr Ste 200
Knoxville, TN 37922
865-862-6161**Property Sub-Type:** Residential
Area: Knox County - 1**Unit #:**
Lot #:
Blk #:
Subdivision:**Total Tax:** \$6,242.87
List Number: 1218136

# Bedrooms: 4	SqFt - Total (Aprox): 6,435	Community:	HOA: No
Baths - Full: 5	SqFt - Main Lvl: 4,789	Restrictions: No	HOA Fee: \$0.00
Baths - 1/2: 1	SqFt - Down Lvl: 0	# Fireplace: 3	HOA Freq:
# of Rooms: 12	SqFt - 2nd Flr Lvl: 1,646	New Construction:	HOA Contact:
Lot Dimensions:	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: Yes
Acres: 3.35	SqFt - Source: Appraisal	Year Built: 2004	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: Farragut	Position of Unit:
Elem. School: Farragut Intermediate	Occupancy: Permanent Residence		Auction Y/N: No
	Middle School: Farragut		

Atchd/Dtchd Type: Detached	View: Wooded	Misc Features: Cathedral Ceiling; Drapes; Dry Bar; Internet Available; Island in Kitchen; Pantry; Storm Shelter; Trey Ceiling; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect; Whirlpool Tub; Wired for Internet
Type: 2 Story	Fireplace: Gas Log; Masonry; Stone; Wood Burning	Exterior Features: Cable Available (TV Only); Fenced - Yard; Irrigation System; Patio; Pool - Swim (Ingrmd); Porch - Covered; Prof Landscaped; Windows - Wood
Style: Traditional	Floors: Carpet; Hardwood; Marble; Slate; Tile	Dining Area: Breakfast Bar; Breakfast Room; Formal Dining Area
Construction: Brick	Fuel: Gas (Natural)	Community Amenities: Architect Restricted
Siding: Brick; Synthetic Stucco	Heat: Central	Association Fee Incl:
Garage/Parking: Garage Spaces: 3; Attached; Garage Door Opener; Main Level; RV Parking; Side/Rear Entry	Cooling: Central Cooling	Possession:
Basement: Crawl Space	Appliances: Dishwasher; Disposal; Gas Grill; Microwave; Range; Refrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector	New Financing: Cash; Conventional
Lot Description: Creek; Level; Private; Wooded	Other Rooms: Bedroom Main Level; Breakfast Room; Den/Study; Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office; Split Bedroom	Outbuildings: Storage Shed
Sewer: Public Sewer		
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Media Room	Second			Master Bedroom	Main		
Kitchen	Main			Bedroom 2	Main		
Dining Room	Main			Bedroom 3	Main		
Great Room	Main			Bedroom 4	Second		
Living Room	Main			Bonus Room	Second		
				Office	Main		

Directions: I-40 to Campbell Station Exit. South on Campbell Station to Grigsby Chapel on right. Right at 3-way stop, left on Union Rd. House on left. Sign on property.**Public Remarks:** Welcome to 12414 Union Road. This 4 Bedroom, 5.5 bath custom-built home is situated on 3.35 acres located in the heart of Farragut. This home offers privacy yet close to shopping and restaurants. Primary and 2 additional bedrooms with en-suite bathrooms located on main level. Stunning office/den off foyer with floor to ceiling judges paneling and built-in bookcases. Formal living room with coffered ceilings and fireplace overlook the huge back patio, with outdoor kitchen and brand new gunite salt-water pool. Large dining room with pass-through butler's pantry, takes you into the gourmet kitchen. Kitchen offers Sub-Zero built in refrigerator, Wolf double ovens, tons of cabinets, counter space and a huge breakfast bar all open to the vaulted ceiling family room.**Start Showing Date** 02/23/2023

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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Cooperation Comp: 2%**Exclusive Agency:** No**List Price/SqFt:** \$318.41**Status:** Active**Listing Price:**

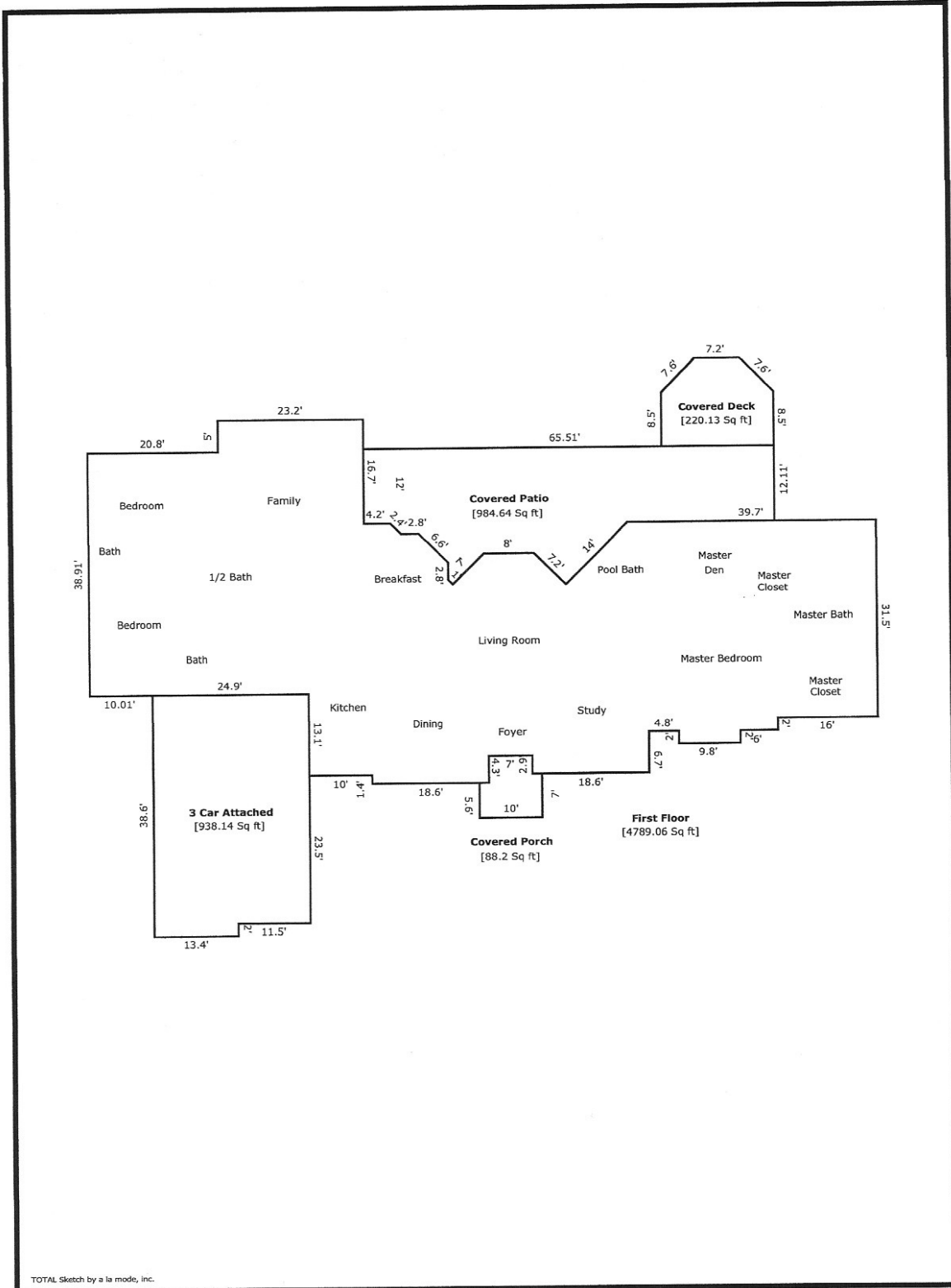
2,049,000

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Building Sketch (Page - 1)

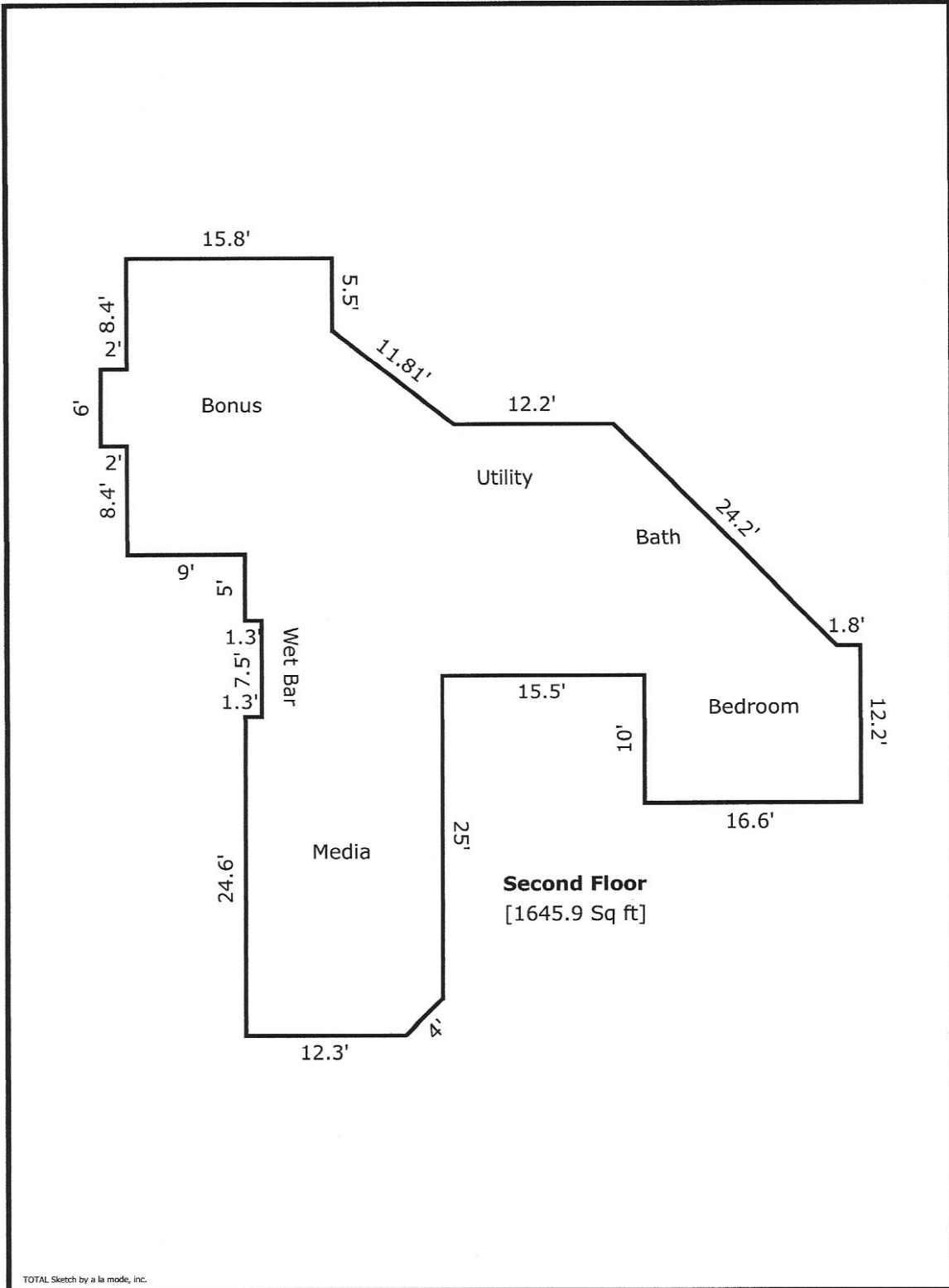
Borrower	N/A				
Property Address	12414 Union Rd				
City	Knoxville	County	Knox	State	TN Zip Code 37934
Lender/Client	Dan Tipton				



TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

Borrower	N/A				
Property Address	12414 Union Rd				
City	Knoxville	County	Knox	State	TN
Lender/Client	Dan Tipton		Zip Code	37934	



TOTAL Sketch by a la mode, inc.

12414 Union Road
Farragut, TN 37934

Home Improvements

- New Gunite saltwater/heated 40x20 inground pool
- 2- Five Ton HVAC units 2021/2022
- Carpet replaced in Primary Bedroom and formal living room with hardwood
- 48 x 18 Concrete pad added on side of house with two foot retaining wall. Perfect for RV parking.
- 2- Fifty-gallon water heaters with circulatory pump added for instant hot water.
- 80% of interior newly painted
- Exterior painted
- New interior light fixtures
- Professional landscaping
- New flooring in outdoor gazebo area
- New grill in outdoor kitchen
- New electrical outlets in Family flooring
- Primary Bathroom shower floor replaced
- Two separate water meters; House and irrigation system
- Two separate gas meters; House and pool

Items to Convey

- Christmas Village in Family Room cabinet
- All Barstools in Kitchen and Bonus Room
- Grandfather Clock
- All Theater Equipment and Chairs
- Pool Table