

Provided as a courtesy of

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Knoxville, TN 37922
865-862-6161

Property Sub-Type: Residential	Unit #:	Total Tax: \$1,944.80
Area: Anderson County - 30	Lot #: 42	List Number: 1220292
	Blk #: 0C03	
	Subdivision:	
# Bedrooms: 4	SqFt - Total (Aprox): 2,232	Community: Oak Ridge
Baths - Full: 2	SqFt - Main Lvl: 1,608	Restrictions: No
Baths - 1/2: 1	SqFt - Down Lvl: 624	# Fireplace: 1
# of Rooms: 8	SqFt - 2nd Flr Lvl: 0	New Construction:
Lot Dimensions:	SqFt - 3rd Flr Lvl: 0	Property Status: N/A
Acres: 0.48	SqFt - Source: Appraisal	Year Built: 1968
Site Built: Yes	Extra Storage: Yes	High School: Oak Ridge
Elem. School: Linden	Occupancy: Permanent Residence	HOA: No
	Middle School: Robertsville	HOA Fee:
		HOA Freq:
		HOA Contact:
		Bonus Room: No
		# of Units:
		Position of Unit:
		Auction Y/N: No

Atchd/Dtchd Type: Detached	View: Wooded; Other	Misc Features: Internet Available; Washer/Dryer Connect
Type: Basement Ranch	Fireplace: Brick; Wood Burning; Wood Burning Stove	Exterior Features: Cable Available (TV Only); Deck; Doors - Storm; Patio; Porch - Covered; Porch - Screened; Prof Landscaped;
Style: Traditional	Floors: Carpet; Hardwood; Parquet; Tile; Vinyl	Windows - Insulated; Windows - Vinyl
Construction: Brick; Frame	Fuel: Electric	Dining Area: Eat-in Kitchen; Formal Dining Area; Living Rm/Dining Rm
Siding: Brick; Wood; Other	Heat: Central; Heat Pump	Community Amenities:
Garage/Parking: Garage Spaces: 2; Attached; Basement; Garage Door Opener; Side/Rear Entry	Cooling: Ceiling Fan(s); Central Cooling; Other	Association Fee Incl:
Basement: Partially Finished; Slab; Walkout	Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector	Possession:
Lot Description: Rolling Slope; Wooded	Other Rooms: Basement Rec Room; Bedroom Main Level; Extra Storage; Family Room; Mstr Bdrm Main Level	New Financing: Cash; Conventional; FHA; New Loan; VA Loan
Sewer: Public Sewer		Outbuildings: Gazebo
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Directions: Oak Ridge Turnpike to Montana Drive. Up hill & RT onto Montrose. RT onto Miramar. #108 is on the Right SOP.							
Public Remarks: No Showings till 03/013/23. Gardens Galore With This Immaculate & Lovingly Maintained 4BR/2.5BA Basement Rancher in Beautiful Oak Ridge. Within Walking Distance to the Elem. School. This Jewel Boasts Lots of Updates: Home Painted in 2022, All New Windows in '21 & '22, Hot Water Heater Replaced in '22, New Roof in 2017, New Electrical Panel in 2017, & New Chimney Crown Jan. '23! All Stainless Appliances in Spacious Eat-in Kit & Refrigerator Conveys. New Dishwasher in 2021. All 4 BR's on the Main Level Along w/2 Full Bathrooms. Large LR & Formal Dining Room with Lots of Natural Lighting. Fantastic Screened Porch Off of Kitchen Overlooks a Garden Filled Backyard w/Gazabo. Downstairs Has Large Walk-out Family Room w/Built-in Bookshelves, Woodburning Gas Stove FP, Newer Luxury Vinyl Flooring & Laundry Room w/Half Bath. A New Server Line has Been Installed 2 Years Ago! The Man of the House Will love the Extra-Large 2-Car Garage w/Built-in shelving & a Workshop Area at the Rear! Home Does Have a Security System, but Components & Cameras will be Removed Prior to Closing. Home Being SOLD AS IS! Will Sell Quickly So Schedule Your Showing Now! Professional Photos Coming Soon!							

Start Showing Date 03/13/2023

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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Cooperation Comp: 2%	Exclusive Agency: Yes	List Price/SqFt: \$150.07
Status: Coming Soon - No Showings	Listing Price:	334,950

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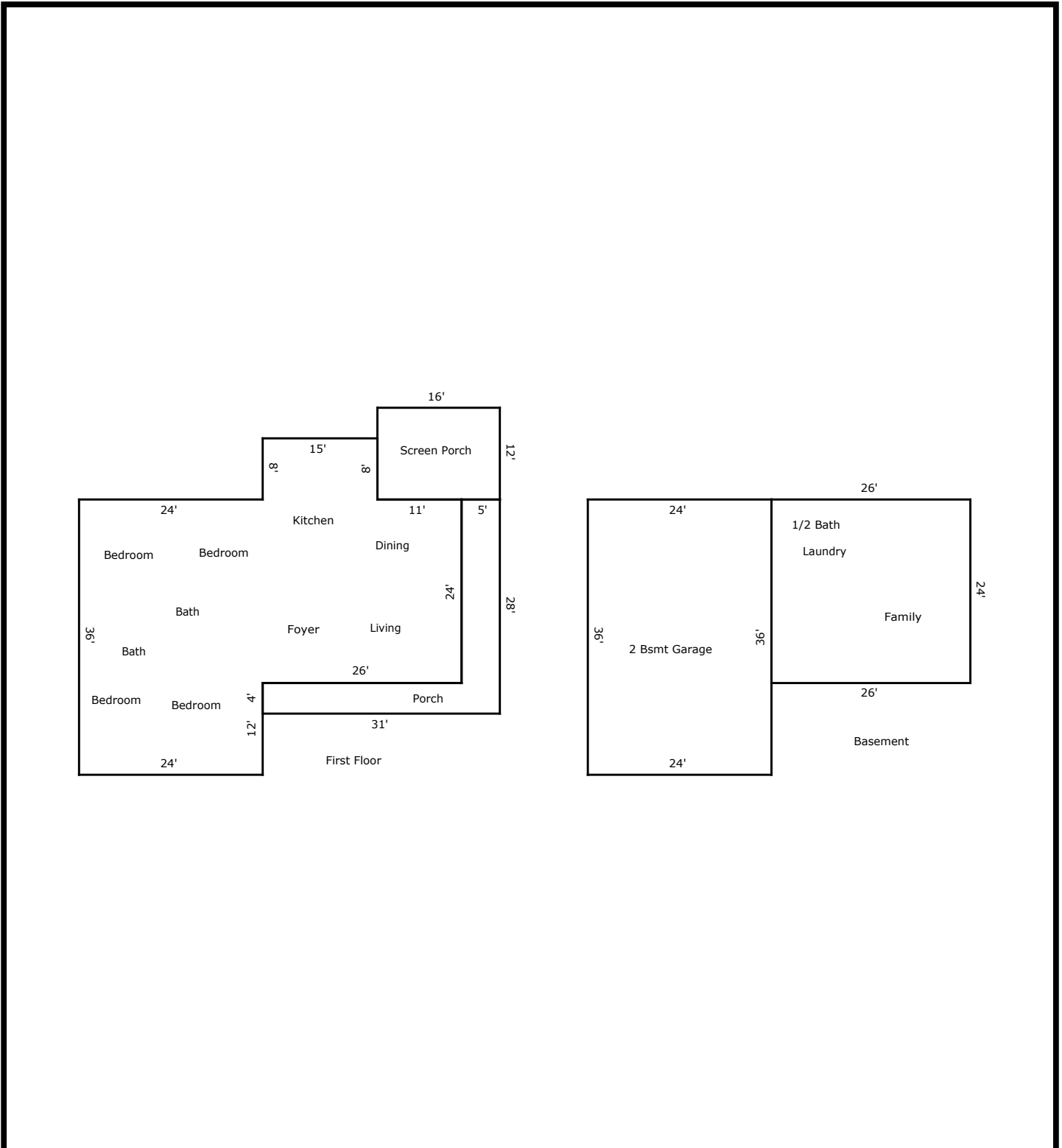
UPDATES & UPGRADES

**108 Miramar Circle
Oak Ridge, TN. 37830**

**New Windows 2021 & 2022
Hot Water Heater - 1 Year Old
New Roof 2017
Microwave 2016
Disposal 2016
Refrigerator 2016
Dishwasher 2016
New Electrical Panel 2017
New Chimney Crown - Jan. 2023
Home Painted 2022
New Sewer Line - 2 Years Old
Newer Front Sidewalk**

Building Sketch

Borrower	N/A		
Property Address	108 Miramar Cir		
City	Oak Ridge	County Anderson	State TN Zip Code 37830
Lender/Client	Lois S Vandagriff		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1608 Sq ft	15 × 8 = 120 24 × 26 = 624 24 × 36 = 864
Total Living Area (Rounded):	1608 Sq ft	
Non-living Area		
Porch	244 Sq ft	5 × 24 = 120 31 × 4 = 124
2 Bsmt Garage	864 Sq ft	24 × 36 = 864
Screen Porch	192 Sq ft	16 × 12 = 192
Fin Basement	624 Sq ft	24 × 26 = 624