

Provided as a courtesy of

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

hilary@slymanrealestate.com

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Property Sub-Type: Residential	Unit #:	Total Tax: \$1,993.00
Area: Knox County - 1	Lot #: 3	List Number: 1224294
	Blk #:	
	Subdivision: Village Green	

# Bedrooms: 4	SqFt - Total (Aprox): 5,171	Community:	HOA: Mandatory
Baths - Full: 3	SqFt - Main Lvl: 2,586	Restrictions: Yes	HOA Fee: \$495.00
Baths - 1/2: 0	SqFt - Down Lvl: 2,586	# Fireplace: 2	HOA Freq: Yearly
# of Rooms: 11	SqFt - 2nd Flr Lvl: 0	New Construction:	HOA Contact: VGHA@villagegreenweb.com
Lot Dimensions: 119 x 164	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: Yes
Acres: 0.46	SqFt - Source: Tax Records	Year Built: 1970	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: Farragut	Position of Unit:
Elem. School: Farragut Primary	Middle School: Farragut		Auction Y/N: No

Atchd/Dtchd Type: Detached	View: Mountain View	Misc Features: Cathedral Ceiling; Pantry; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect
Type: Basement Ranch	Fireplace: Gas Log; Wood Burning	Exterior Features: Deck; Fence - Wood; Fenced - Yard; Prof Landscaped; Windows - Insulated
Style: Traditional	Floors: Carpet; Hardwood; Laminate; Tile	Dining Area: Eat-in Kitchen; Formal Dining Area
Construction: Frame - Brick	Fuel: Electric; Gas (Natural)	Community Amenities: Club House; Sidewalks; Swimming Pool; Tennis Courts
Siding: Brick	Heat: Central	Association Fee Incl: All Amenities
Garage/Parking: Garage	Cooling: Central Cooling	Possession:
Spaces: 2; Attached; Garage Door Opener; Main Level	Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator; Self Cleaning Oven; Smoke Detector	New Financing: Cash; Conventional
Basement: Finished	Other Rooms: 2nd Rec Room; Addl Living Quarter; Basement Rec Room; Bedroom Main Level; Breakfast Room; Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office; Split Bedroom; Sunroom	Outbuildings:
Lot Description: Level		
Sewer: Public Sewer		
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Living Room	Main	25 x 17		Master Bedroom	Main	18 x 14	
Dining Room	Main	14 x 12		Bedroom 2	Main	11 x 10	
Kitchen	Main	14 x 11		Bedroom 3	Main	16 x 10	
Utility Room	Main	15 x 7	Laundry	Office	Main	19 x 10	
Kitchen	Basement	17 x 15		Sunroom	Main	28 x 9	
Rec Room	Basement	37 x 14		Bedroom 4	Basement	24 x 9	
Utility Room	Basement	21 x 20	Workshop - unfinished	Family Room	Basement	20 x 12	
				Other	Basement	11 x 11	Finished storage room

Directions: Campbell Station to Olde Colony Pkwy, (L) on Russfield, property on the right

Public Remarks: Owners Transferred and are pained to leave this gem in the heart of Farragut! All brick, basement rancher located on level and private lot. Offers true separate living quarters! Main level features an open floor plan with large living & dining rooms, 3 bedrooms, 2 baths, & office. Basement features huge rec room, office, bedroom, bath and full kitchen. Plus over 440 ft of unfinished space. Walkout basement offers separate driveway entrance. Large screened porch and patio area. Huge sunroom with fabulous Pella windows overlooks level rear yard. Village Green offers sidewalks, 2 swimming pools, tennis courts, playground area, etc. Walk to school, library, parks, shopping and greenways! Better Hurry!

Start Showing Date 04/23/2023

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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Cooperation Comp: 2.4% **Exclusive Agency:** No **List Price/SqFt:** \$125.7

Status: Coming Soon - No Showings **Listing Price:** 650,000

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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



PROPERTY INFORMATION

Property Address 353 Russfield Drive Knoxville, TN 37934

Age of HVAC unknown (1st Unit) unknown (2nd Unit) Age of Water Heater unknown
Age of Roof 2012 Age of Range/Oven unknown Age of Dishwasher 3 years
Age of Microwave unknown Age of Refrigerator 4 years

Are there any warranties or extended warranties that can be given to the buyer? [X] Yes [] No
If yes, please list Master Services - foundation

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

Is there a Homeowner's Association? Yes [X] Mandatory [] Voluntary
HOA Amount \$495.00 Frequency: [] Monthly [] Quarterly [X] Annually
HOA Contact Kathryn Galuppo HOA Phone
HOA Email Address VGHA@villagegreenweb.com

What does the HOA fee cover? Access to pools, tennis courts, playgrounds

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

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? unknown

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: Large sunroom, plenty of natural light, two
separate, fully independent living areas with private entries, spacious deck, proximity to schools, shopping, conveniences

Schools: Elementary Farragut Middle Farragut High Farragut

Utilities Provider and Average Monthly Costs:
Electric LCUB - \$300/month
Water/Sewer First Utility - \$85/month
Gas KUB - \$50/month
Trash (currently used) Waste Connections - \$60/month
Cable (currently used)
Internet (currently used) TDS - \$95/month