

Provided as a courtesy of

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

hilary@slymanrealestate.com

Slyman Real Estate105 Center Park Dr Ste 200
Knoxville, TN 37922
865-862-6161**Property Sub-Type:** Residential
Area: Loudon County - 32**Unit #:**
Lot #: 1
Blk #:
Subdivision:**Total Tax:** \$2,220.00
List Number: 1225097

# Bedrooms: 4	SqFt - Total (Aprox): 2,718	Community:	HOA: No
Baths - Full: 3	SqFt - Main Lvl: 1,805	Restrictions: No	HOA Fee:
Baths - 1/2: 0	SqFt - Down Lvl: 0	# Fireplace: 1	HOA Freq:
# of Rooms: 9	SqFt - 2nd Flr Lvl: 913	New Construction:	HOA Contact:
Lot Dimensions:	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: Yes
Acres: 11.02	SqFt - Source: Appraisal	Year Built: 2021	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: Loudon	Position of Unit:
Elem. School: Highland Park	Middle School: North		Auction Y/N: No

Atchd/Dtchd Type: Detached	View: Mountain View	Misc Features: Cathedral Ceiling; Internet Available;
Type: 1 1/2 Story	Fireplace: Brick; Gas Log	Island in Kitchen; Pantry; Trey Ceiling; Walk-in Closets;
Style: Craftsman; Traditional	Floors: Hardwood; Tile	Walk-in Shower; Washer/Dryer Connect
Construction: Frame	Fuel: Electric; Propane	Exterior Features: Fenced - Yard; Patio; Porch -
Siding: Fiber Cement	Heat: Central	Screened; Prof Landscaped; Windows - Insulated
Garage/Parking: Garage Spaces: 3;	Cooling: Central Cooling	Dining Area: Eat-in Kitchen; Formal Dining Area
Attached; Garage Door Opener; Main	Appliances: Dishwasher; Disposal; Microwave; Range;	Community Amenities:
Level; Side/Rear Entry	Refrigerator; Self Cleaning Oven; Smoke Detector; Tankless	Association Fee Incl:
Basement: Slab	Wtr Htr	Possession:
Lot Description: Level	Other Rooms: Bedroom Main Level; Breakfast Room; Extra	New Financing: Cash; Conventional
Sewer: Septic Tank	Storage; Family Room; Great Room; Laundry/Utility; Mstr	Outbuildings:
Water: Public	Bdrm Main Level; Office; Split Bedroom	

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Directions: W on Kingston Pike to (L) on Virtue Rd, continue straight at traffic circle to stay on Virtue, turn slightly right and Virtue becomes Boyd Station, (R) to stay on Boyd Station, continue onto Martel, (L) on Beals Chapel, property will be on the left.							
Public Remarks: Custom construction, less than 2 years old, located on over 11 acres in the heart of Lenoir City. This property has it all! Open floor plan features primary + 2nd bedroom on main level, spacious great room with fireplace, large eat-in kitchen & dining room. Gourmet kitchen with custom cabinetry with pull out drawers, upgraded appliances (gas range, double ovens, etc.) Upstairs features 2 additional bedrooms, bathroom, large bonus and extra storage. Features custom closets and pantry, NO carpet, all LVT and tile floors, tankless water heater, water filtration system, just to name a few. Expansive rear patio area perfect for evening dinners. Side entry 3 car oversized garage. Acreage is completely private, level and fenced. Over 2 acres are wooded! Covered wrap around porches to enjoy the amazing views! Truly one of a kind!							

Start Showing Date 04/29/2023

Name	Office	Primary Phone/Fax	Office Phone	E-mail
()	()			

Cooperation Comp: 2.4%**Exclusive Agency:** No**List Price/SqFt:** \$459.9**Status:** Coming Soon - No Showings**Listing Price:** 1,250,000

Information is deemed to be reliable, but is not guaranteed. © 2023 Knoxville Area Association of REALTORS and FBS. Prepared by Hilary Tyler on Wednesday, April 26, 2023 1:49 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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



PROPERTY INFORMATION

Property Address 16949 Beals Chapel Road Lenoir City, TN 37772

Age of HVAC 2 years (1st Unit) n/a (2nd Unit) Age of Water Heater 2 years
Age of Roof 2 years Age of Range/Oven 2 years Age of Dishwasher 2 years
Age of Microwave n/a Age of Refrigerator 2 years

Are there any warranties or extended warranties that can be given to the buyer? Yes No
If yes, please list

Is there currently a home warranty on this home? Yes No If yes, what company?

Is there a Homeowner's Association? No Mandatory Voluntary
HOA Amount Frequency: Monthly Quarterly Annually
HOA Contact HOA Phone
HOA Email Address

What does the HOA fee cover?

Is property on: Septic Sewer
If septic, location front yard When was it last inspected? 2 years

Is there a gas/propane tank? Yes No If yes, is it above or below ground? below ground
Own Rent Company name/number

Who was the home builder? Jon Schulte - Eminent Construction

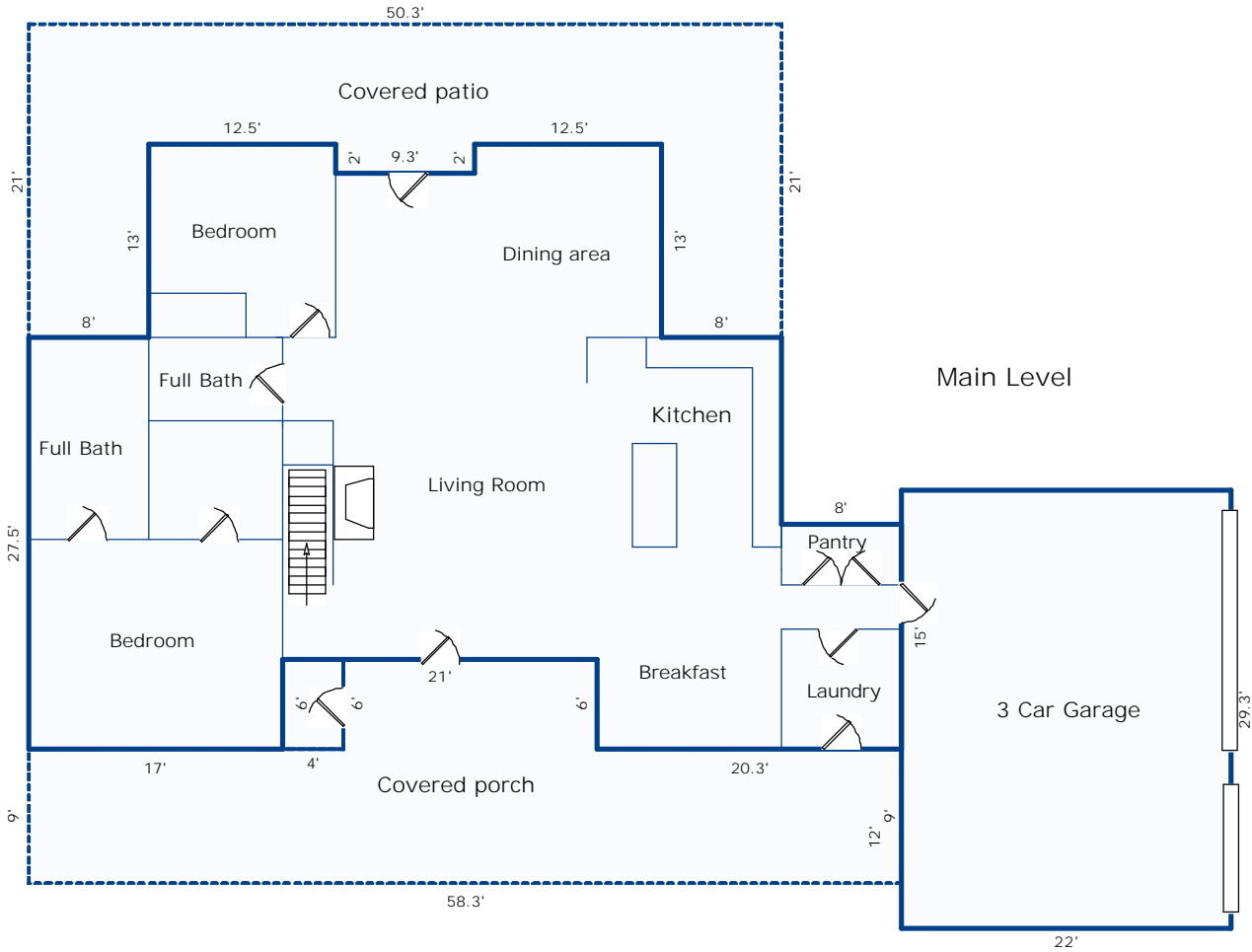
What are the top positive features of this present home? Please list all upgrades, updates, recent
improvements or anything of interest to a prospective buyer: Finished bonus room, whole home water filtration system,
walk-in pantry, custom shelving in pantry & all closets, custom cabinetry, granite countertops in kitchen, laundry, & bathrooms,
Ring flood lights x3, whole property fenced

Schools: Elementary Highland Park Middle North High Loudon

Utilities Provider and Average Monthly Costs:
Electric LCUB - \$120/month
Water/Sewer LCUB - \$30/month (water only)
Gas n/a
Trash (currently used) \$25/month
Cable (currently used) n/a
Internet (currently used) AT&T - \$85/month

FLOORPLAN SKETCH

Borrower: **Joshua S. Howe** File No.: **ic30091**
 Property Address: **16949 Beals Chapel Rd** Case No.: **20-20-6-0832914**
 City: **Lenoir City** State: **TN** Zip: **37772**
 Lender: **MORTGAGE INVESTORS GROUP/Dept of VA**



Sketch by Apex Medina™

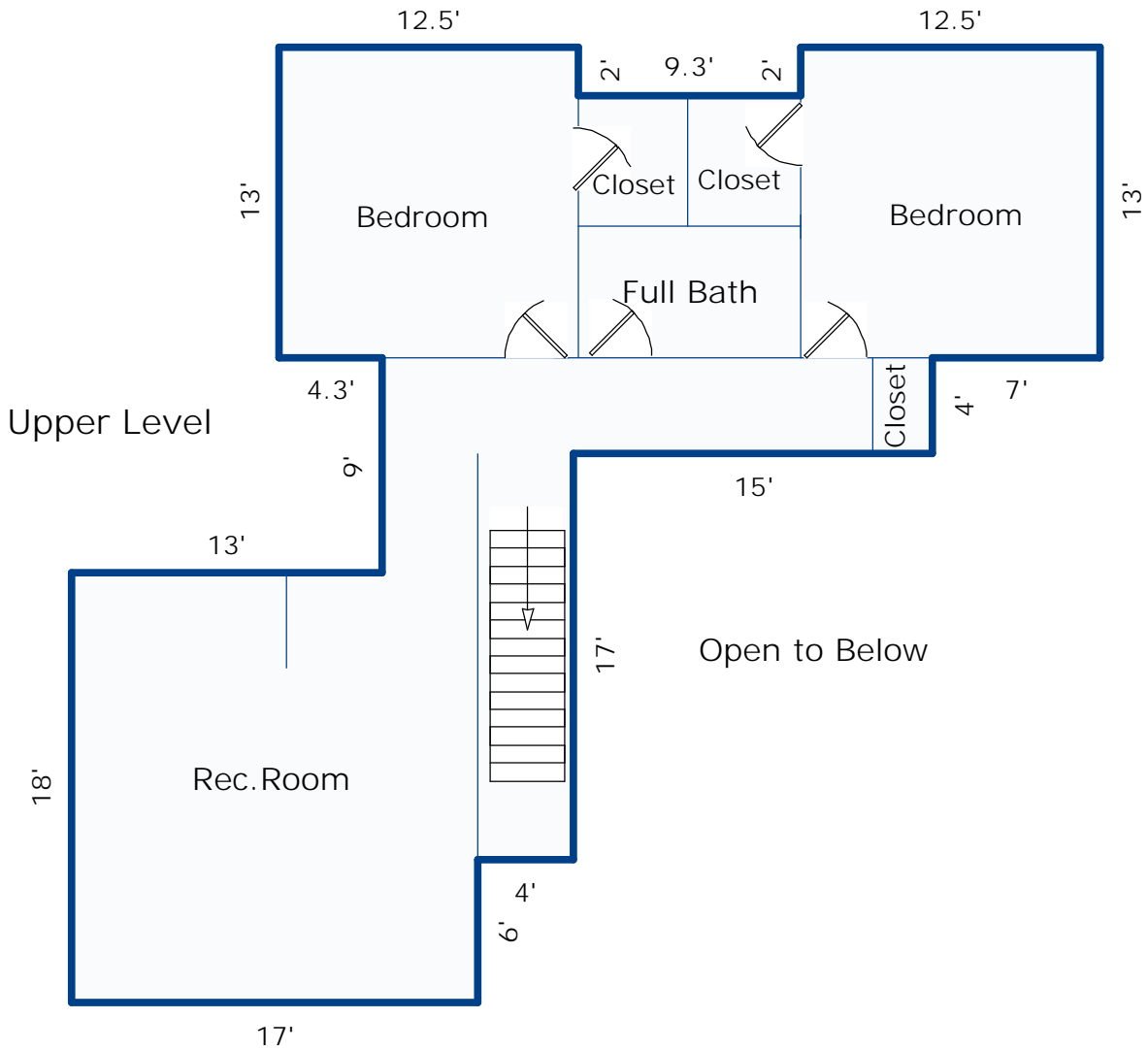
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1804.5	1804.5
GAR	Garage	644.6	644.6
P/P	Covered Front Porch	626.7	
	Covered Rear Patio	629.0	1255.7
OTH	Storage	24.0	24.0
Net LIVABLE Area		(rounded)	1805

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
20.3	x	6.0	121.8
6.0	x	17.0	102.0
58.3	x	9.0	524.7
11.0	x	34.3	377.3
12.5	x	50.3	628.8
2.0	x	12.5	25.0
2.0	x	12.5	25.0
7 Items			(rounded)
7 Items			1805

FLOORPLAN SKETCH

Borrower: Joshua S. Howe	File No.: ic30091
Property Address: 16949 Beals Chapel Rd	Case No.: 20-20-6-0832914
City: Lenoir City	State: TN Zip: 37772
Lender: MORTGAGE INVESTORS GROUP/Dept of VA	



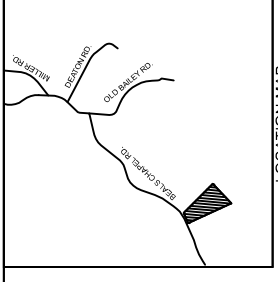
Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	913.3	913.3
Net LIVABLE Area		(rounded)	913

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Second Floor			
21.0	x	12.0	252.0
6.0	x	17.0	102.0
5.0	x	8.0	40.0
34.3	x	11.0	377.3
4.0	x	23.0	92.0
2.0	x	12.5	25.0
2.0	x	12.5	25.0
7 Items	(rounded)		913

Certificate of Ownership and General Dedication:
 (I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, we, the undersigned owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat
 Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____



LOCATION MAP

- 1. IRON PIN AT EACH CORNER.
- 2. 1 LOT EQUALING 11.02 ACRES.

24 +/- ACRES REMAINING

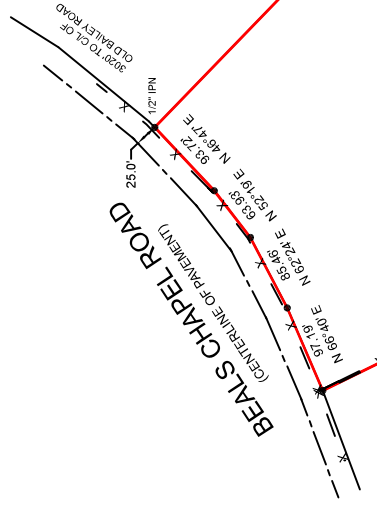
LEVESQUE
 TAX MAP: PART OF 028 011.04
 WD BK 371 PG 251

913.866
 S 153.388 E

1
 11.02 ACRES

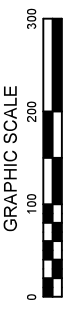
QUEENER, GORDON W
 TAX MAP: PART OF 028 011.04
 WD BK 371 PG 245

BAILEY, ROBERT AND RICHARD
 TAX MAP: 028.042.00
 WD BK 212 PG 485



OWNERS:
 MICHAEL & ROBIN Z LEVESQUE
 101 WATER PLACE WAY
 KNOXVILLE, TN 37922
 865-806-6539

JOB NO. 1908014



FINAL PLAT OF THE LEVESQUE PROPERTY

DISTRICT: 6 COUNTY: LOUDON

INSTR.: WD BK 371 PG 251

C.L.T. MAP: PART OF 028 011.04

SCALE: 1"=100'

DATE: 08/20/2019

HINDS SURVEYING CO.
 3555 WINDY J FARMS DR. LOUISVILLE, TN 37777
 PHONE: 615-951-1234
 WWW.HINDS-SURVEYING.COM

LEGEND: THIS PLAN COMPLIES UNDER THE PROVISIONS OF FEDERAL U.S.G.S. OF THE TENNESSEE CODE AND WATER AND IS EXEMPT FROM THE REQUIREMENT OF AN ASSESSOR'S REVIEW. THE PLAN IS SUBJECT TO THE REQUIREMENT OF AN ASSESSOR'S REVIEW. THE PLAN IS SUBJECT TO THE REQUIREMENT OF AN ASSESSOR'S REVIEW. THE PLAN IS SUBJECT TO THE REQUIREMENT OF AN ASSESSOR'S REVIEW.
 SURVEYOR: _____ DATE: _____
 REG. NO. _____