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Slyman Real Estate

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Property Sub-Type: Condominium	Unit #:	Total Tax: \$1,697.00
Area: Knox County - 1	Lot #:	List Number: 1223605
	Blk #:	
	Subdivision: Cherokee Bluff	

# Bedrooms: 2	SqFt - Total (Aprox): 1,524	Community:	HOA: Mandatory
Baths - Full: 2	SqFt - Main Lvl: 948	Restrictions: Yes	HOA Fee: \$431.06
Baths - 1/2: 1	SqFt - Down Lvl: 576	# Fireplace: 1	HOA Freq: Monthly
# of Rooms: 7	SqFt - 2nd Flr Lvl: 0	New Construction:	HOA Contact: atinfo@associa.us
Lot Dimensions:	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: Yes
Acres: 0.01	SqFt - Source: Owner	Year Built: 1976	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: South Doyle	Position of Unit:
Elem. School: Mount Olive	Middle School: South Doyle		Auction Y/N: No

Atchd/Dtchd Type: Attached	View: Lake; Mountain View; Wooded	Misc Features: Internet Available; Pantry; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect
Type: 2 Story	Fireplace: Brick; Wood Burning	Exterior Features: Patio; Prof Landscaped; Windows - Insulated
Style: Traditional	Floors: Hardwood; Tile	Dining Area: Eat-in Kitchen; Formal Dining Area
Construction: Frame - Brick	Fuel: Electric	Community Amenities: Architect Restricted; Club House; Exercise Room; Lawn Care; Security; Swimming Pool; Tennis Courts
Siding: Wood	Heat: Central	Association Fee Incl: Association Ins; Building Exterior; Grounds Maintenance; Pest Contract; Security; Trash; Other
Garage/Parking: Garage Spaces: 2; Attached; Garage Door Opener; Main Level	Cooling: Central Cooling	Possession:
Basement: Finished	Appliances: Dishwasher; Disposal; Range; Refrigerator; Self Cleaning Oven; Smoke Detector	New Financing: Cash; Conventional; New Loan
Lot Description: Level	Other Rooms: Basement Rec Room; Bedroom Main Level; Extra Storage; Family Room; Laundry/Utility; Mstr Bdrm Main Level; Office; Split Bedroom	Outbuildings:
Sewer: Public Sewer		
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Directions: Alcoa Hwy to Cherokee Trail exit, just past UT Hospital on left is Cherokee Bluff entrance. Unit is on the right at the rear of development.							
Public Remarks: Prepare to be in awe with the most AMAZING views of the river, the University of Tennessee & Downtown!!! Completely rebuilt in 2002, this condo has so much to offer. Featuring hardwood floors, NEW HVAC, renovated bathrooms with travertine tile floors & showers, neutral paint, updated lighting, etc. Wonderful loft area for a perfect office or flex space. Spacious great room, dining & kitchen + sunroom. Private exterior with one of the largest rear yards in the complex. Huge windows allow for optimal light and views. Gated community offers amenities of tennis courts, swimming pool, clubhouse and exercise room. HOA fee also covers exterior maintenance, ground maintenance, & trash. Located 5 minutes from the University! Show & Sell!							

Start Showing Date 04/15/2023

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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Cooperation Comp: 2.4%	Exclusive Agency: No	List Price/SqFt: \$236.22
Status: Coming Soon - No Showings	Listing Price:	360,000

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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 1937 Cherokee Bluff Drive Knoxville, TN 37920

Age of HVAC 3 years (1st Unit) n/a (2nd Unit) Age of Water Heater 19 years
Age of Roof 5 years Age of Range/Oven 19 years Age of Dishwasher 2 years
Age of Microwave 19 years Age of Refrigerator 19 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? Yes Mandatory Voluntary
HOA Amount \$431.06 Frequency: Monthly Quarterly Annually
HOA Contact AssociaTennessee.com HOA Phone 615-775-9050
HOA Email Address atinfo@associa.us

What does the HOA fee cover? water, trash, security, grounds, maintenance, exterior insurance

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

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

Who was the home builder?

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: location, water view, rebuilt 19 years ago complete
structure, new siding 4 months ago, new baths

Schools: Elementary Mount Olive Middle South Doyle High South Doyle

Utilities Provider and Average Monthly Costs:
Electric KUB - \$75.00/month
Water/Sewer included in HOA
Gas
Trash (currently used) included in HOA
Cable (currently used)
Internet (currently used)