\$2,500,000

Provided as a courtesy of Hilary Tyler 105 Center Park Dr Ste 200 Knoxville, TN 37922 865-862-6161 hilary@slymanrealestate.com

Slyman Real Estate 105 Center Park Dr Ste 200 Knoxville, TN 37922 865-862-6161



Bik #: Subdivision: Lashbrooke # Bedrooms: 6 SqFt - Total (Aprox):8,460 Community: Restrictions: HOA: Mandatory Baths - Full: 5 SqFt - Main Lvi: 3,211 Restrictions: Yes HOA Fee: \$2,000.00 Baths - 1/2: 1 SqFt - Down Lvi: 2,777 # Fireplace: 2 HOA Freq: Yearly Lot Dimensions: SqFt - 3rd Flr Lvl: 2,066 New Construction: HOA Contact: Bonus Room: Yearly Lot Dimensions: SqFt - Source: Appraisal Year Built: 2007 # of f Units: Position of Unit: Elem. School: Middle Settlements Middle School: Wiew: Lake: Mountain View William Blount Position of Unit: Auction Y/N: No Atchd/Dtchd Type: View: Lake: Mountain View Firoplace: Gas Log; Stone Pantry: Trey Ceiling; Walk-in Closet; Walk-in Showe Paterior Features: Cathedral Ceiling; Internet Available; Style: Traditional Fuel: Propane Cooling: Central Cooling: Central Cooling Conling: Central Papliances: Dishwasher; Disposal; Gas Store; Microwave; Range; Community Amenities: Architect Restricted; Boat Spaces: 4, Attached; Garage<	Property Sub-Type: Residential Area: Blount County - 28			Unit #: Lot #:	105		Total Tax: List Numbe	\$7,253.00 r: 1225328	
Baths - Full: 5 SqFt - Main Lvi: 3,211 Restrictions: Yes HOA Fee: \$2,000.00 Baths - 1/2: 1 SqFt - Down Lvi: 2,777 # Fireplace: 2 HOA Freq: Yearly # of Rooms: 14 SqFt - 2nd Fir Lvi: 2,066 New Construction: HOA Contact: HOA Contact: Lot Dimensions: SqFt - 3dr Fir Lvi: 406 Property Status: N/A Bonus Room: Yes Acres: 1.7 SqFt - Source: Appraisal Year Built: 2007 # of Units: Position of Unit: Site Built: Yes Extra Storage: Yes High School: William Blount Position of Unit: Acted/Dichd Type: View: Lake; Mountain View Fireplace: Gas Log; Stone Pantry; Trey Ceiling; Walk-in Closets; Walk-in Showel Type: 2 Story Basement Floors: Carpet; Hardwood; Tile Patter: Progane Cooling: Central Cooling Position System; Patio; Pc - Covered; Prof Landscaped; Windows - Insulated Dining Area: Breakfast Room; Earl-in Kitchen; Formal Dining Area Repraities: Architect Restricted; Boat Ramp; Gated Community Amenities: Architect Restricted; Boat Ramp; Gated Community: Lake Access; Picnic/ Barbeque					n: Lashbrooke	9			
Baths - 1/2: 1 SqFt - Down LvI: 2,777 # Fireplace: 2 HOA Freq: Yearly # of Rooms: 14 SqFt - 2nd Fir LvI: 2,066 New Construction: HOA Contact: HOA Contact: HOA Freq: Yearly Acres: 1.7 SqFt - 3nd Fir LvI: 406 Property Status: N/A Bonus Room: Yes Elem. School: Middle Settlements Middle School: Yes High School: William Blount Position of Unit: Auction Y/N: No Atchd/Dtchd Type: View: Lake; Mountain View Extra Storage: Yes Misc Features: Cathedral Ceiling; Internet Available; Pantry, Trey Ceiling; Walk-in Closets; Walk-in Showe Type: 2 Story Basement Floors: Carpet; Hardwood; Tile Pater: Popane Paterior Features: Dock; Irrigation System; Patio; Pc Construction: Brick Heat: Central - Cooling: Central Cooling - Covered; Prof Landscaped; Windows - Insulted Siding: Stone Cooling: Central Cooling - Covered; Prof Landscaped; Windows - Insulted Dining Area: Breakfast Room; Eat-in Ramp; Gated Community Amenities: Architect Restricted; Boat Door Opener; Side/Rear Tankless Wtr Htr Other Room; 2nd Rec Room; Addl Living Quarter; Basement Rec Barbeque Area; R	# Bedrooms:	6		SqFt - Total (Aprox	(): 8,460	Community:		HOA:	Mandatory
# of Rooms: 14 SqFt - 2nd FIr LvI: 2,066 New Construction: N/A Bonus Room: Yes Acres: 1.7 SqFt - Source: Appraisal Year Built: 2007 # of Units: Position of Units: Site Built: Yes Extra Storage: Yes High School: William Blount Position of Units: Acthd/Dtchd Type: Middle Settlements Middle School: Yes Misc Features: Cathedral Ceiling; Internet Available; Patched Fireplace: Gas Log; Stone Pantry; Trey Ceiling; Walk-in Closets; Walk-in Showe Style: Fraditional Fuel: Propane Exter Contral Cooling: Cooling: Central Cooling Garage/Parking: Garage/Parking: Dishwasher; Disposal; Gas Stove; Microwave; Range; Kitchen; Formal Ding Area Community Amenities: Architect Restricted; Boat Party Tankless Wtr Htr Other Rooms: 2nd Rec Room; Addl Living Quarter; Basement Rec Barbeque Area; Rec Facilities; Security; Sidewalks; Basement: Finily Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office Association Fee Incl: Other Access Sewer: Septic Tank Outheridings: Cash; Conventional S	Baths - Full:	5		SqFt - Main LvI:	,	Restrictions:	Yes	HOA Fee:	\$2,000.00
Lot Dimensions:SqFt - 3rd Fir LVI:406Property Status:N/ABonus Room:YesAcres:1.7SqFt - Source:AppraisalYear Built:2007# of Units:Position of Unit:Site Built:YesExtra Storage:YesHigh School:William BlountPosition of Unit:Elem. School:Middle SettlementsMiddle School:View:Lake; Mountain ViewAuction Y/N:NoAtchd/Dtchd Type:View:Lake; Mountain ViewPantry; Trey Ceiling; Walk-in Closet; Walk-in ShowePantry; Trey Ceiling; Walk-in Closet; Walk-in ShoweType:2 Story BasementFloors: Carpet; Hardwood; TilePantry; Trey Ceiling; Walk-in Closet; Walk-in ShowePantry; Trey Ceiling; Walk-in Closet; Walk-in ShoweSiding:StoneFoors: Carpet; Central CoolingPantry; Trey Ceiling; Walk-in ShoweExterior Features: Dock; Irrigation System; Patio; PeGarage/Parking:GarageAppliances: Dishwasher; Disposal; Gas Stove; Microwave; Range;Stoke Cooling: Central CoolingCooling: Central CoolingGarage/Parking:GarageAppliances: Dishwasher; Disposal; Gas Stove; Microwave; Range;Kichen; Formal Dining AreaDoor Opener; Side/RearCoher Access; Security Alarm; Self Cleaning Oven; Smoke Detector; Tankless Wtr HtrOther Room; 2nd Rec Room; Addl Living Quarter; Basement RecBarbeque Area; Rec Facilities; Security; Sidewalks; Barbeque Area; Rec Facilities; Security; Sidewalks; Barbeque Area; Rec Facilities; Security; Sidewalks; Barbet Community; Lake Access; Picnic/ Basession: Kexession: Kexession: Kexession: Kexession: 		1		•	,	•	-		Yearly
Acres:1.7SqFt - Source: Extra Storage: YesAppraisal YesYear Built: High School:2007# of Units: Position of Unit: Auction Y/N:NoAtchd/Dtchd Type: DetachedMiddle SettlementsWiew: Lake; Mountain View Fireplace: Gas Log; StoneMisc Features: Cathedral Ceiling; Internet Available; Pantry; Trey Ceiling; Walk-in Closets; Walk-in Shower Washer/Dryer Connect; Whitpool TubStyle: Traditional Siding: StoneFuel: PropaneFuel: PropaneGarage/Parking: Garage Spaces: 4; Attached; Garage EntryPopliances: Dishwasher; Disposal; Gas Stove; Microwave; Range; Tankless Wtr HtrAppliances: Dishwasher; Disposal; Gas Stove; Microwave; Range; Tankless Wtr HtrKitchen; Formal Dining AreaConscruption:Lake Access; Level; Waterfront AccessRefrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector; Tankless Wtr HtrOther Room; 2nd Rec Room; Addl Living Quarter; Basement Rec Ramily Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; OfficeAssociation Fee Incl: Other Possession: Association Fee Incl: Other Possession: New Financing: Cash; Conventional Outbuildings: Detached Workshop				SqFt - 2nd Flr LvI:	,	New Construction	1:	HOA Contact:	
Site Built: Elem. School:Yes Middle SettlementsExtra Storage: Middle School:Yes YesHigh School:William BlountPosition of Unit: Auction Y/N:NoAtchd/Dtchd Type: DetachedView: Lake; Mountain View Fireplace: Gas Log; StoneView: Lake; Mountain View Fireplace: Gas Log; StoneMisc Features: Cathedral Ceiling; Internet Available; Pantry; Trey Ceiling; Walk-in Closets; Walk-in Shower Washer/Dryer Connect; Whirlpool TubStyle: Traditional Style: TraditionalFuel: PropaneExterial Cooling: Central CoolingMisc Features: Dock; Irrigation System; Patio; Po - Covered; Prof Landscaped; Windows - Insulated Dining Area: Breakfast Bar; Breakfast Room; Eat-in Cooling: Central CoolingMichen; Formal Dining Area Cooling: Central CoolingGarage/Parking: Garage Spaces: 4; Attached; Garage EntryAppliances: Dishwasher; Disposal; Gas Stove; Microwave; Range; Tankless Wtr HtrNoter Rooms: 2nd Rec Room; Addl Living Quarter; Basement Rec Room; Bedroom Main Level; Breakfast Room; Den/Study; Extra Storage; Swer: Septic Tank Water: PublicKitchen; Formal Dining Area Community: Lake Access; Picnic/ Barbeque Area; Rec Facilities; Security, Sidewalks; Basement: Finished Lot Description: Lake Access; Level; Waterfront Access Sewer: Septic Tank Water: PublicOther Room; Ceat Room; Laundry/Utility; Mstr Bdrm Main Level; Office Association Fee Incl: Other Possession: New Financing: Cash; Conventional Outbuildings: Detached Workshop	Lot Dimensions	Lot Dimensions:			406	Property Status:	N/A	Bonus Room:	Yes
Elem. School:Middle SettlementsMiddle School:Auction Y/N:NoAtchd/Dtchd Type: DetachedView: Lake; Mountain View Fireplace: Gas Log; StoneMisc Features: Cathedral Ceiling; Internet Available; Pantry; Trey Ceiling; Walk-in Closets; Walk-in Shower Washer/Dryer Connect; Whirlpool TubType: 2 Story Basement Style: Traditional Garage/Parking: Garage Spaces: 4: Attached; Garage Refrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector; Tankless Wtr Htr Other Rooms: 2nd Rec Room; Addl Living Quarter; Basement Rec Room; Bedroom Main Level; Breakfast Room; Den/Study; Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office Access Sewer: Septic Tank Water: PublicAuction Y/N:No				•	Appraisal				
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Detached Type: 2 Story BasementFireplace: Gas Log; Stone Floors: Carpet; Hardwood; Tile Fuel: PropanePantry; Trey Ceiling; Walk-in Closets; Walk-in Showel Washer/Dryer Connect; Whirlpool TubStyle: Traditional Construction: Brick Siding: Stone Garage/Parking: Garage Spaces: 4; Attached; Garage Door Opener; Side/Rear EntryFieplace: Gas Log; Stone Floors: Carpet; Hardwood; Tile Fuel: Propane Heat: Central Cooling: Central Cooling Appliances: Dishwasher; Disposal; Gas Stove; Microwave; Range; Tankless Wtr HtrPantry; Trey Ceiling; Walk-in Closets; Walk-in Showel Washer/Dryer Connect; Whirlpool Tub Exterior Features: Dock; Irrigation System; Patio; Po - Covered; Prof Landscaped; Windows - Insulated Dining Area: Breakfast Bar; Breakfast Room; Eat-in Tankless Wtr HtrOor Opener; Side/Rear EntryRefrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector; Tankless Wtr HtrTankless Wtr HtrOther Rooms: 2nd Rec Room; Addl Living Quarter; Basement Rec Room; Bedroom Main Level; Breakfast Room; Den/Study; Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office Access; Level; Waterfront AccessSwimming PoolAccess Sewer: Septic Tank Water: PublicAssociation Fee Incl: Other Possession: New Financing: Cash; Conventional Outbuildings: Detached Workshop	Elem. School:	Middle Sett	lements	Middle School:				Auction Y/N:	No
Room Name Level Dimensions Remarks Room Name Level Dimensions Remarks	Type: 2 Story B. Style: Traditional Construction: E Siding: Stone Garage/Parking Spaces: 4; Attac Door Opener; Si Entry Basement: Finis Lot Description Access; Level; V Access Sewer: Septic T	al Brick g: Garage ched; Garage ide/Rear shed shed shed shed Lake Vaterfront	Floors: Carpe Fuel: Propane Heat: Central Cooling: Cen Appliances: I Refrigerator; S Tankless Wtr Other Rooms Room; Bedroo	et; Hardwood; Tile e tral Cooling Dishwasher; Disposal Security Alarm; Self C Htr s: 2nd Rec Room; Ado om Main Level; Break	leaning Oven; Il Living Quarte fast Room; De	Smoke Detector; er; Basement Rec n/Study; Extra Storage;	Washer/Dryer C Exterior Feature - Covered; Prof I Dining Area: Br Kitchen; Formal Community Am Ramp; Gated Cc Barbeque Area; Swimming Pool Association Fee Possession: New Financing:	onnect; Whirlpool Tub es: Dock; Irrigation Sy Landscaped; Windows eakfast Bar; Breakfast Dining Area entites: Architect Res ommunity; Lake Acces Rec Facilities; Security e Incl: Other	stem; Patio; Porch - Insulated Room; Eat-in tricted; Boat s; Picnic/
	Room Name	Leve	el Dimensi	ions Rema	rks	Room Name	Level	Dimensions	Remarks

Directions: Pellissippi Parkway to Topside Rd exit, (R) onto Topside, (R) onto W Old Topside, (R) onto Louisville Boatdock Rd, slight (R) onto Rankin Ferry Loop, (R) onto Lashbrooke Way, (L) onto Edgewater Wa, (R) onto Waterside Way, (R) onto Lake Forest Way, property will be on the left. Public Remarks: Custom construction located on a level, corner 1.7 acre lot in the coveted Lashbrooke community. Boasting the most functional floor plan and doubling as the perfect entertaining home! Main level features primary + second bedrooms, dramatic ceilings, custom stonework and moldings, exposed beams, etc. Great room opens to gourmet kitchen and keeping room. Entertainers dream kitchen with butler's pantry, ample amount of custom cabinets & countertops, upgraded appliances including gas range, with double ovens, ice maker & 2 refrigerators! Main level primary bedroom with plush bathroom w/ fridge for coffee station & 2 walk-in closets. Upstairs features open loft, 2 ensuites, and two large bonus areas. Walkout basement with massive great room, second kitchen complete with quartz, white cabinetry and barstool seating, large bedroom, bath, office and amazing theater media room!! Fabulous outdoor spaces include covered porches, expansive patio and firepit area. BOAT SLIP INCLUDED! HOA fees cover security gate access, community pool, tennis, clubhouse and exercise room.

Name	Office	Primary Phone/Fax	Office Phone	E-mail
()	()			
Cooperation	Comp: 2.4%	Exclusive Agency: No	List Price/SqFt:	\$295.51
tatus:	Comina Soon	- No Showings	Listing Price:	2,500,000

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



PROPERTY INFORMATION

Property Address 203 Lake Forest Way Louisville, TN 37777
Age of HVAC <u>unknown</u> (1 st Unit) <u>unknown</u> (2 nd Unit) Age of Water Heater <u>unknown</u> Age of Roof <u>unknown</u> Age of Range/Oven <u>unknown</u> Age of Dishwasher <u>unknown</u> Age of Microwave <u>unknown</u> Age of Refrigerator <u>unknown</u>
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? First American
Is there a Homeowner's Association? Yes Mandatory Voluntary HOA Amount \$1800 + \$200 for boat slip Frequency: Monthly Quarterly Annually HOA Contact Mary Wingo HOA Phone HOA Phone
What does the HOA fee cover? common areas, amenity center, pool, tennis court, gate, street lights
Is property on: Septic Sewer If septic, location pump to pump station East Sevier When was it last inspected?
Is there a gas/propane tank?√Yes No⊔If yes, is it above or below ground? <u>below ground</u> Own√Rent Company name/number <u>Amerigas</u>
Who was the home builder? Jeff Chevalier
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: <u>outdoor lighting, custom house, new ice maker,</u> new fridge in master bath, some new paint, added some tile, new alarm system when purchased property
Schools: Elementary Middlesettlements Middle High William Blount
Utilities Provider and Average Monthly Costs: Electric Alcoa Utility - \$350/ month Water/Sewer S Blount (water) ; E Sevier (sewer) - \$50/month water, \$50/quarter sewer Gas Amerigas Trash (currently used) Waste Connections - \$175/ quarter Cable (currently used)

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