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Hilary Tyler

105 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: \$7,253.00
Area: Blount County - 28	Lot #: 105	List Number: 1225328
	Blk #:	
	Subdivision: Lashbrooke	

# Bedrooms: 6	SqFt - Total (Aprox): 8,460	Community:	HOA: Mandatory
Baths - Full: 5	SqFt - Main Lvl: 3,211	Restrictions: Yes	HOA Fee: \$2,000.00
Baths - 1/2: 1	SqFt - Down Lvl: 2,777	# Fireplace: 2	HOA Freq: Yearly
# of Rooms: 14	SqFt - 2nd Flr Lvl: 2,066	New Construction:	HOA Contact:
Lot Dimensions:	SqFt - 3rd Flr Lvl: 406	Property Status: N/A	Bonus Room: Yes
Acres: 1.7	SqFt - Source: Appraisal	Year Built: 2007	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: William Blount	Position of Unit:
Elem. School: Middle Settlements	Middle School:		Action Y/N: No

Atchd/Dtchd Type: Detached	View: Lake; Mountain View	Misc Features: Cathedral Ceiling; Internet Available; Pantry; Trey Ceiling; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect; Whirlpool Tub
Type: 2 Story Basement	Fireplace: Gas Log; Stone	Exterior Features: Dock; Irrigation System; Patio; Porch - Covered; Prof Landscaped; Windows - Insulated
Style: Traditional	Floors: Carpet; Hardwood; Tile	Dining Area: Breakfast Bar; Breakfast Room; Eat-in Kitchen; Formal Dining Area
Construction: Brick	Fuel: Propane	Community Amenities: Architect Restricted; Boat Ramp; Gated Community; Lake Access; Picnic/Barbeque Area; Rec Facilities; Security; Sidewalks; Swimming Pool
Siding: Stone	Heat: Central	Association Fee Incl: Other
Garage/Parking: Garage	Cooling: Central Cooling	Possession:
Spaces: 4; Attached; Garage	Appliances: Dishwasher; Disposal; Gas Stove; Microwave; Range; Refrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector; Tankless Wtr Htr	New Financing: Cash; Conventional
Door Opener; Side/Rear Entry	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	Outbuildings: Detached Workshop
Basement: Finished		
Lot Description: Lake Access; Level; Waterfront Access		
Sewer: Septic Tank		
Water: Public		

Room Name	Level	Dimensions	Remarks	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 ensembles, 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.							

Start Showing Date 04/30/2023		
Name	Office	Primary Phone/Fax
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Cooperation Comp: 2.4%	Exclusive Agency: No	List Price/SqFt: \$295.51
Status: Coming Soon - No Showings		Listing Price: 2,500,000

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PROPERTY INFORMATION

Property Address 203 Lake Forest Way Louisville, TN 37777

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

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 Email Address

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? below ground
Own Rent Company name/number Amerigas

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: outdoor lighting, custom house, new ice maker,
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)
Internet (currently used) Spectrum - \$100/ month