

Provided as a courtesy of

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Slyman Real Estate

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Property Sub-Type: Condominium	Unit #: 200	Total Tax: \$1,262.00
Area: Knox County - 1	Lot #:	City Taxes: \$733.00
City/County: City Limits	Blk #:	County Taxes: \$529.00
PIN #: 122AE04202N	In Sub: Yes	PUD Y/N: Yes
	Subdivision: Sequoyah Square	List Number: 1222751

# Bedrooms: 2	SqFt - Total (Aprox): 1,160	Community:	HOA: Mandatory
Baths - Full: 2	SqFt - Main Lvl: 1,160	Restrictions: Yes	HOA Fee: \$325.00
Baths - 1/2: 0	SqFt - Down Lvl: 0	# Fireplace: 0	HOA Freq: Monthly
# of Rooms: 5	SqFt - 2nd Flr Lvl: 0	New Construction:	HOA Contact: lredmond@providenceces.com
Lot Dimensions:	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: No
Acres: 0.01	SqFt - Source: Tax Records	Year Built: 1969	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: West	Position of Unit:
Elem. School: Sequoyah	Middle School: Bearden		Auction Y/N: No

Atchd/Dtchd Type: Attached	View: Mountain View	Misc Features: Walk-in Closets; Walk-in Shower; Washer/Dryer Connect
Type: Ranch	Fireplace: None	Exterior Features: Fence - Wood; Patio
Style: Traditional	Floors: Laminated; Tile	Dining Area: Formal Dining Area; Living Rm/Dining Rm
Construction: Brick	Fuel: Electric	Community Amenities: Architect Restricted; Lawn Care; Picnic/Barbeque Area; Sidewalks; Swimming Pool
Siding: Brick	Heat: Central	Association Fee Incl: Association Ins; Building Exterior; Grounds Maintenance; Trash
Garage/Parking: Common; Designated Parking	Cooling: Central Cooling	Possession: At Closing
Basement: Slab	Appliances: Dishwasher; Range; Refrigerator; Self Cleaning Oven	New Financing: Cash; Conventional; FHA; VA Loan
Lot Description: Level	Other Rooms: Bedroom Main Level; Extra Storage; Family Room; Laundry/Utility; Mstr Bdrm Main Level	Outbuildings:
Sewer: Public Sewer		Showing: See Agent Instructns
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
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Directions: Kingston Pk to Cherokee Blvd to Tugaloo to Taliluna, unit is downstairs
Public Remarks: Popular Sequoyah Square community in the heart of Sequoyah Hills. Perfect location with easy access to downtown and UT! Updated condo boasts all new flooring, paint, doors, trim, fixtures etc. Updated kitchen with tile floors, white cabinets and upgraded appliances. Located on the bottom level with great privacy. Patio with 8 foot fence! HOA dues include water/sewer, exterior, ground maintenance, trash, pool, clubhouse, & pest control etc.

Agent Instructions: FOR ALL SHOWINGS please schedule online 24/7 at BrokerBay.com, via the BrokerBay mobile app or through the MLS. You may also call the Broker Bay Appointment Center at 1-888-828-0044, open 9-5 day/7 days a week.

Call for Showing: 888-828-0044
Use Broker Bay Showing Service: Yes
Start Showing Date 04/05/2023

Name	Office	Primary Phone/Fax	Office Phone	E-mail
LA Laura Slyman ABR,CRS,GRI,e-PRO (9422)	Slyman Real Estate (1478)	865-567-9916 865-862-6160	865-862-6161	laura@slymanrealestate.com

Owner Name: Willie & Carmen Miranda	Cooperation Comp: 2.4%	Exclusive Agency: No	List Price/SqFt: \$254.31
Variable Rate Comp: No	Sales Incentive: No		

Status: Coming Soon - No Showings	Original List Price: 295,000	Listing Price: 295,000
Agent Days On Market:	Expiration Date: 06/30/2023	Financing:
		Sold Off MLS: No

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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 3636 Taliluna Avenue Apt 200

Age of HVAC unknown (1st Unit) n/a (2nd Unit) Age of Water Heater unknown
Age of Roof n/a Age of Range/Oven n/a Age of Dishwasher 2022
Age of Microwave n/a Age of Refrigerator n/a

Are there any warranties or extended warranties that can be given to the buyer? [X] Yes [] No
If yes, please list 1 year on heating control board

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

Is there a Homeowner's Association? Yes [X] Mandatory [] Voluntary
HOA Amount \$325 Frequency: [X] Monthly [] Quarterly [] Annually
HOA Contact Linda Redmond HOA Phone
HOA Email Address lredmond@providencesces.com

What does the HOA fee cover? exterior maintenance, some interior to the unit

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?

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: updated flooring, vanity and faucet in bathroom

Schools: Elementary Sequoyah Middle Bearden High West

Utilities Provider and Average Monthly Costs:
Electric KUB - between \$30-\$60/month
Water/Sewer
Gas KUB - between \$14-\$80/month
Trash (currently used)
Cable (currently used)
Internet (currently used)