

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

<b>Property Sub-Type:</b> Residential	<b>Unit #:</b>	<b>Total Tax:</b> \$1,818.96
<b>Area:</b> Knox County - 1	<b>Lot #:</b>	<b>List Number:</b> 1226875
	<b>Blk #:</b>	
	<b>Subdivision:</b> Fort West	

<b># Bedrooms:</b> 4	<b>SqFt - Total (Aprox):</b> 3,874	<b>Community:</b> Farragut	<b>HOA:</b> Voluntary
<b>Baths - Full:</b> 4	<b>SqFt - Main Lvl:</b> 1,236	<b>Restrictions:</b> Yes	<b>HOA Fee:</b> \$96.00
<b>Baths - 1/2:</b> 0	<b>SqFt - Down Lvl:</b> 745	<b># Fireplace:</b> 1	<b>HOA Freq:</b> Yearly
<b># of Rooms:</b> 9	<b>SqFt - 2nd Flr Lvl:</b> 1,800	<b>New Construction:</b>	<b>HOA Contact:</b> <a href="http://fortwest.net/wordpress/contact-us/">http://fortwest.net/wordpress/contact-us/</a>
<b>Lot Dimensions:</b>	<b>SqFt - 3rd Flr Lvl:</b> 0	<b>Property Status:</b> N/A	<b>Bonus Room:</b> Yes
<b>Acres:</b> 0.36	<b>SqFt - Source:</b> Owner	<b>Year Built:</b> 1989	<b># of Units:</b>
<b>Site Built:</b> Yes	<b>Extra Storage:</b> Yes	<b>High School:</b> Farragut	<b>Position of Unit:</b>
<b>Elem. School:</b> Farragut Primary	<b>Middle School:</b> Farragut		<b>Auction Y/N:</b> No

<b>Atchd/Dtchd Type:</b> Detached	<b>View:</b> Country Setting; Wooded	<b>Misc Features:</b> Internet Available; Walk-in Closets; Walk-in Shower
<b>Type:</b> 2 Story Basement	<b>Fireplace:</b> Brick; Gas Log	<b>Exterior Features:</b> Patio; Porch - Covered; Prof Landscaped; Windows - Insulated
<b>Style:</b> Traditional	<b>Floors:</b> Carpet; Hardwood; Tile	<b>Dining Area:</b> Breakfast Bar; Eat-in Kitchen; Formal Dining Area
<b>Construction:</b> Brick	<b>Fuel:</b> Electric; Gas (Natural)	<b>Community Amenities:</b> Playground; Swimming Pool
<b>Siding:</b> Brick	<b>Heat:</b> Central; Heat Pump; Zoned	<b>Association Fee Incl:</b> Other
<b>Garage/Parking:</b> Garage Spaces: 3; Attached; Basement; Garage Door Opener; Main Level; Side/Rear Entry	<b>Cooling:</b> Central Cooling; Zoned	<b>Possession:</b>
<b>Basement:</b> Finished; Walkout	<b>Appliances:</b> Dishwasher; Disposal; Microwave; Range	<b>New Financing:</b> Cash; Conventional; FHA; VA Loan
<b>Lot Description:</b> Cul-De-Sac; Level; Private	<b>Other Rooms:</b> Addl Living Quarter; Basement Rec Room; Extra Storage; Family Room; Laundry/Utility; Office; Workshop	<b>Outbuildings:</b>
<b>Sewer:</b> Public Sewer		
<b>Water:</b> Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Living Room	Main		Hardwood floors (could be a great office space)	Family Room	Main		Hardwood floors
Dining Room	Main		Hardwood floors	Bathroom	Main		Full bathroom with hardwood floors
Kitchen	Main		Tile floors	Master Bedroom	Second		Hardwood floor
Eat In Breakfast Area	Main			Bedroom 2	Second		Carpeted floors
Garage	Main	2 car bay		Bedroom 3	Second		Carpeted floors
Rec Room	Lower			Bedroom 4	Second		Carpeted floors
Garage	Basement	1 car bay with workshop		Bonus Room	Second		Carpeted floors
Utility Room	Basement	Workshop and storage room on basement level		Bathroom	Second		
				Other	Second		Laundry Room
				Other	Lower		Kitchenette area

**Directions:** Kingston Pike to Old Stage Rd, Left on Long Bow, Right on Red Canyon, Left on Broken Saddle, Home on Right.

**Public Remarks:** This beautiful all-brick, 2-story basement home offers over 3,800 finished square feet and is situated on a private lot surrounded by mature trees. Upon entering the house, you'll be greeted by an inviting foyer that opens to a dining room and formal living room (or office space). Also on the first level is the inviting family room with a gas fireplace and built-in bookshelves. The family room opens to a spacious covered porch overlooking the private backyard. The hardwood floors and crown molding on the main level add warmth and elegance to the space. The kitchen is equipped with stainless steel appliances, granite countertops, a backsplash, and plenty of cabinets for storage. There is also an eat-in breakfast nook that overlooks the backyard. You'll have two staircases that lead upstairs and a full bath on the main level. Upstairs, you'll find the primary suite with hardwood floors, and the master bathroom with tub, separate shower, and vanity with two sinks. There are three more bedrooms on this level and one additional full bath. The bonus room above the garage is perfect for a media room, playroom, or home gym. It features a vaulted ceiling and ceiling fans. There is a large laundry room on the upper level. The basement offers plenty of potential for additional living space with a kitchenette area, full bath, and access to the 3rd garage bay with a full workshop area (the workbench conveys!). There is also a walk-out door that leads to the backyard. This home has been meticulously maintained by its owners and is move-in ready. Fort West is a mature community in Farragut that offers a pool and playground. This home is accessible to the Farragut Greenway and is centrally located to shopping and I-40, yet tucked away in the peaceful Fort West subdivision.

**Start Showing Date** 05/19/2023

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

<b>Cooperation Comp:</b> 2.5%	<b>Exclusive Agency:</b> Yes	<b>List Price/SqFt:</b> \$190.24
-------------------------------	------------------------------	----------------------------------

<b>Status:</b> Coming Soon - No Showings	<b>Listing Price:</b> 737,000
--	-------------------------------

Information is deemed to be reliable, but is not guaranteed. © 2023 Knoxville Area Association of REALTORS and FBS. Prepared by Hilary Tyler on Monday, May 15, 2023 11:05 AM. 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.

## Welcome to

# 12616 Broken Saddle Rd., Farragut, TN 37934

This beautiful all-brick, 2-story basement home offers over 3,600 finished square feet and is situated on a private lot surrounded by mature trees. Upon entering the house, you'll be greeted by an inviting foyer that opens to a dining room and formal living room (or office space). Also on the first level is the inviting family room with a gas fireplace and built-in bookshelves. The family room opens to a spacious covered porch overlooking the private backyard. The hardwood floors and crown molding on the main level add warmth and elegance to the space.

The kitchen is equipped with stainless steel appliances, granite countertops, a backsplash, and plenty of cabinets for storage. There is also an eat-in breakfast nook that overlooks the backyard. You'll have two staircases that lead upstairs and a full bath on the main level.

Upstairs, you'll find the primary suite with hardwood floors, and the master bathroom with tub, separate shower, and vanity with two sinks. There are three more bedrooms on this level and one full bath. The bonus room above the garage is perfect for a media room, playroom, or home gym. It features a vaulted ceiling and ceiling fans. There is a large laundry room on the upper level.

The basement offers plenty of potential for additional living space with a kitchenette area, full bath, and access to the 3<sup>rd</sup> garage bay with a full workshop area (the workbench conveys!). There is also a walk-out door that leads to the backyard.

Fort West is a mature community in Farragut that offers a pool and playground. This home is accessible to the Farragut Greenway and is centrally located to shopping and I-40, yet tucked away in the peaceful Fort West subdivision.

This home has been meticulously maintained by its owners and is move-in ready.

### Exterior Features

- Charming front entry with great curb appeal and professionally landscaped with a variety of trees and blooming flowers to enjoy.
- Private backyard with mature trees.
- 4-sided brick home.
- Large covered deck with ceiling fans and an uncovered deck area great spanning the back of the house which is great for grilling or enjoying the afternoon sun.
- 2-car front load garage with storage space.
- Spacious flat driveway with ample parking space, including concrete driveway to the rear private drive to 3rd car garage bay.
- Situated on a quiet cul-de-sac.
- Access to Farragut Greenway.

### Main level:

- Formal Living Room or office with hardwood flooring.
- Formal Dining Room with hardwood flooring and tray ceiling and wainscoting.
- Family Room with gas or woodburning fireplace and hardwood flooring and built-in bookcases.
- Full bathroom with hardwood flooring.
- Eat-in kitchen with granite countertops; tile flooring, Bosch gas range, Bosch microwave, Kenmore dishwasher, garbage disposal. (The refrigerator does NOT convey).

Upper level:

- Master bedroom with hardwood floors and walk-in closet.
- Master on-suite full bathroom; standalone shower, separate jetted tub, ceiling heater.
- 3 additional bedrooms with carpet.
- 1 hallway full bathroom with ceiling heater and separate area for shower and toilet.
- The upstairs hallway has wood floors and access from two staircases - one from the foyer (hardwood) and one from the kitchen (carpeted).
- Large bonus room with carpet and ceiling fans.
- Laundry is upstairs convenient to bedrooms; gas and electric hookups available for dryer.

Walkout Basement:

- Finished areas can be used for a bedroom, office, recreation area, home gym, or additional family room.
- The kitchenette area has cabinets with a sink and is wired for an electric range, dishwasher, and refrigerator (negotiable).
- Full bathroom with shower.
- Shelved storage room great for seasonal decorations.
- One car garage and workshop (workbench does convey).
- Exit out of the finished basement area onto a concrete patio.
- Wood burning stove flue

Additional Improvements & Mechanical Features

- Trane HVAC – gas; with electrostatic air cleaner (Nov 2015)
- Trane HVAC– gas; with electrostatic air cleaner (Apr 2016)
- Gas hot water heater (May 2016)
- Composite decking upgrade (April 2021)
- Exterior painting (June 2021)
- Laundry room updated (Nov 2022)

Please note the following items do **NOT** convey with the home:

- Refrigerators – quantity of 3
- Washers and dryers
- Dinner bell in the backyard
- Patio swing
- Yard, patio, porch, and deck décor
- Curtains in the master bedroom, master bathroom, and two additional bedrooms

All information is deemed reliable, but not guaranteed. Buyer and buyer's agent to verify all important facts.