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## Hilary Tyler

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

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### Slyman Real Estate

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Knoxville, TN 37922  
865-862-6161



<b>Property Sub-Type:</b>	Residential	<b>Unit #:</b>		<b>Total Tax:</b>	\$1,720.00
<b>Area:</b>	Knox County - 1	<b>Lot #:</b>	8	<b>List Number:</b>	1227807
		<b>Blk #:</b>			
		<b>Subdivision:</b>	Sugarwood		

<b># Bedrooms:</b>	4	<b>SqFt - Total (Aprox):</b>	3,394	<b>Community:</b>		<b>HOA:</b>	Mandatory
<b>Baths - Full:</b>	3	<b>SqFt - Main Lvl:</b>	1,415	<b>Restrictions:</b>	Yes	<b>HOA Fee:</b>	
<b>Baths - 1/2:</b>	1	<b>SqFt - Down Lvl:</b>	0	<b># Fireplace:</b>	1	<b>HOA Freq:</b>	Yearly
<b># of Rooms:</b>	10	<b>SqFt - 2nd Flr Lvl:</b>	1,979	<b>New Construction:</b>		<b>HOA Contact:</b>	
<b>Lot Dimensions:</b>	110 x 160	<b>SqFt - 3rd Flr Lvl:</b>	0	<b>Property Status:</b>	N/A	<b>Bonus Room:</b>	Yes
<b>Acres:</b>	0.4	<b>SqFt - Source:</b>	Tax Records	<b>Year Built:</b>	1991	<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> Mountain View	<b>Misc Features:</b> Island in Kitchen; Pantry; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect; Whirlpool Tub
<b>Type:</b> 2 Story	<b>Fireplace:</b> Brick; Gas Log	<b>Exterior Features:</b> Deck; Windows - Insulated
<b>Style:</b> Traditional	<b>Floors:</b> Carpet; Hardwood; Tile	<b>Dining Area:</b> Eat-in Kitchen; Formal Dining Area
<b>Construction:</b> Brick	<b>Fuel:</b> Electric	<b>Community Amenities:</b> Architect Restricted; Club House; Picnic/Barbeque Area; Sidewalks; Swimming Pool; Tennis Courts
<b>Siding:</b> Brick	<b>Heat:</b> Central	<b>Association Fee Incl:</b> Other
<b>Garage/Parking:</b> Garage	<b>Cooling:</b> Central Cooling	<b>Possession:</b>
Spaces: 3; Attached; Side/Rear Entry	<b>Appliances:</b> Dishwasher; Disposal; Gas Stove; Microwave; Range; Security Alarm; Self Cleaning Oven; Smoke Detector	<b>New Financing:</b> Cash; Conventional; FHA; New Loan; VA Loan
<b>Basement:</b> Crawl Space	<b>Other Rooms:</b> Extra Storage; Family Room; Great Room; Laundry/Utility; Office	<b>Outbuildings:</b>
<b>Lot Description:</b> Level		
<b>Sewer:</b> Public Sewer		
<b>Water:</b> Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
				Family Room	Main	23 x 14.5	
				Master Bedroom	Second	17 x 15	
Dining Room	Main	14 x 13.5		Bedroom 2	Second	12 x 11	
Living Room	Main	14.5 x 14		Bedroom 3	Second	13 x 10.5	
Kitchen	Main	22 x 14		Bedroom 4	Second	12 x 12	
				Bonus Room	Second	24 x 17.5	
				Other	Second	4.5 x 6	laundry closet

**Directions:** West on Kingston Pike to Sugarwood entrance, (R) on Butternut, property on the right.

**Public Remarks:** Owners transferred and hate to leave this well maintained all brick executive home. Features all hardwood and tile on main level, 9 ft ceilings, triple crown molding, main level office. spacious great room with gas fireplace and large eat-in kitchen. So many updates include complete master bath remodel, gas water heater, exterior painting, roof (2013), (see updates list for complete list). Primary + 3 bedrooms (3 full bathrooms) & bonus upstairs. Huge walk-up attic storage! Level lot with side entry 3 car garage. Neighborhood pool and courts! All Farragut Schools! Show & Sell!

**Start Showing Date** 05/25/2023

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

<b>Cooperation Comp:</b> 2.4%	<b>Exclusive Agency:</b> No	<b>List Price/SqFt:</b> \$213.61
<b>Status:</b>	Coming Soon - No Showings	<b>Listing Price:</b> 725,000

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



LAURA SLYMAN  
TEAM

## PROPERTY INFORMATION

Property Address 12031 Butternut Lane Knoxville, TN 37934

Age of HVAC 2007 (1<sup>st</sup> Unit) 2007 (2<sup>nd</sup> Unit) Age of Water Heater 2019  
Age of Roof 2013 Age of Range/Oven see updates list Age of Dishwasher 2015  
Age of Microwave 2005 Age of Refrigerator n/a

Are there any warranties or extended warranties that can be given to the buyer? ☒ Yes ☐ No  
If yes, please list warranty from Critter Control - animal exclusion

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 \$450.00 Frequency: ☐ Monthly ☐ Quarterly ☒ Annually  
HOA Contact SHA Board of Directors HOA Phone 865-621-1061  
HOA Email Address \_\_\_\_\_

What does the HOA fee cover? Address: PO Box 22702 Knoxville, TN 37933

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: Great location!! Swim team is a big plus to many residents with kids. Convenient to shopping & schools. Large yard. Lots of storage. Central vacuum system. Beautiful woodwork throughout. Lots of light. Great kitchen with eat-in area overlooking deck/yard. See list of updates/improvements.

Schools: Elementary Farragut Middle Farragut High Farragut

### Utilities Provider and Average Monthly Costs:

Electric LCUB - \$159/month  
Water/Sewer First Utility District - \$67/month  
Gas KUB - \$72/month  
Trash (currently used) Waste Connections - \$77 every 3 months  
Cable (currently used) N/A  
Internet (currently used) Spectrum - \$80/month



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## **12031 Butternut Lane - Updates**

### 2023

- GE Profile glass cooktop
- Critter Control: sealing of gaps to prevent animal entry, includes transferrable warranty.

### 2022

- All exterior trim painted and deck stained (CertaPro)
- Replaced woodwork trim around front door façade, new deck railing, garage pedestrian door threshold replaced, repair of wood rot
- Replaced patio doors to deck

### 2021

- Master Bath upgrade:
  - Granite countertop      Shower door
  - Porcelain sinks          Shower faucet
  - Sink faucets              Towel racks
  - Mirrors                  Paint
  - Lights

### 2019

- Replaced gas water heater
- New switch on vacuum power head

### 2018

- Replaced garbage disposal

### 2016

- Replaced garage door springs

## **12031 Butternut Lane - Updates**

### 2015

- Replaced Dishwasher

### 2013

- New Roof (Adams Roofing) to replace 2011 roof that was put on incorrectly
- Hardwood in upstairs bedroom

### 2012

- Replaced water line from meter to house

### 2011

- Hailstorm damage repaired:  
New roof (ProTech) - later replaced due to poor installation  
New gutters  
Paint and deck stain  
Fence removed  
New skylights

### 2010

- New Beam power head and hose system

### 2008

- Replaced Garage doors

### 2007

- New HVAC system - dual fuel system with SpringAir air cleaner (Chancey and Reynolds)
- Installed hardwood in living room and family room