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<b>Property Sub-Type:</b> Residential	<b>Unit #:</b>	<b>Total Tax:</b> \$1,656.75
<b>Area:</b> Blount County - 28	<b>Lot #:</b> 46	<b>List Number:</b> 1227792
	<b>Blk #:</b>	
	<b>Subdivision:</b> Peppermint Hills S/D	

<b># Bedrooms:</b> 3	<b>SqFt - Total (Aprox):</b> 2,048	<b>Community:</b>	<b>HOA:</b> No
<b>Baths - Full:</b> 3	<b>SqFt - Main Lvl:</b> 2,048	<b>Restrictions:</b> Yes	<b>HOA Fee:</b>
<b>Baths - 1/2:</b> 0	<b>SqFt - Down Lvl:</b> 0	<b># Fireplace:</b> 0	<b>HOA Freq:</b>
<b># of Rooms:</b> 6	<b>SqFt - 2nd Flr Lvl:</b> 0	<b>New Construction:</b>	<b>HOA Contact:</b>
<b>Lot Dimensions:</b> 200 x 655.02 IRR	<b>SqFt - 3rd Flr Lvl:</b> 0	<b>Property Status:</b> N/A	<b>Bonus Room:</b> No
<b>Acres:</b> 2.86	<b>SqFt - Source:</b> Tax Records	<b>Year Built:</b> 1980	<b># of Units:</b>
<b>Site Built:</b> Yes	<b>Extra Storage:</b> Yes	<b>High School:</b> Heritage	<b>Position of Unit:</b>
<b>Elem. School:</b> Eagleton	<b>Occupancy:</b> Permanent Residence		<b>Auction Y/N:</b> No
	<b>Middle School:</b> Heritage		

<b>Atchd/Dtchd Type:</b> Detached	<b>View:</b> Country Setting; Seasonal Mountain	<b>Misc Features:</b> Internet Available; Island in Kitchen; Pantry; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect
<b>Type:</b> Ranch	<b>Fireplace:</b> None	<b>Exterior Features:</b> Cable Available (TV Only); Fence - Chain; Fenced - Yard; Patio; Pool - Swim (Ingrnd); Porch - Covered; Prof Landscaped; Windows - Insulated
<b>Style:</b> Contemporary; Traditional	<b>Floors:</b> Hardwood; Tile	<b>Dining Area:</b> Breakfast Bar; Eat-in Kitchen; Kitchen/Dining Rm Co; Living Rm/Dining Rm
<b>Construction:</b> Brick	<b>Fuel:</b> Electric	<b>Community Amenities:</b>
<b>Siding:</b> Brick	<b>Heat:</b> Central; Heat Pump	<b>Association Fee Incl:</b>
<b>Garage/Parking:</b> Garage Spaces: 2; Detached; Garage Door Opener; Main Level	<b>Cooling:</b> Ceiling Fan(s); Central Cooling	<b>Possession:</b>
<b>Basement:</b> Crawl Space	<b>Appliances:</b> Dishwasher; Disposal; Microwave; Range; Refrigerator; Self Cleaning Oven; Smoke Detector; Other	<b>New Financing:</b> Cash; Conventional; FHA; New Loan; USDA/Rural; VA Loan
<b>Lot Description:</b> Level; Rolling Slope; Other	<b>Other Rooms:</b> Bedroom Main Level; Extra Storage; Great Room; Laundry/Utility; Mstr Bdrrm Main Level; Workshop	<b>Outbuildings:</b> Detached Workshop; Storage Shed
<b>Sewer:</b> Septic Tank		
<b>Water:</b> Public		

Room Name	Level	Dimensions	Remarks
Other	Main	13.3 x 10.5	Is L-Shaped Area off of Gr. Rm.
Other	Main	9.2 x 5.3	Laundry Room off Hallway
Other	Main	7.5 x 7.2	Full Bathroom off Hallway
Bedroom 2	Main	12.6 x 10.5	Front Bedroom
Bedroom 3	Main	15.4 x 9.11	Front Bedroom w/Full Bath
Master Bedroom	Main	17.1 x 13.3	Rear BR used as Primary BR w/Full Bath
Other	Main	18.3 x 12.6	Workshop/Pump Room - Has Storage Shed at the Rear
Other	Main	7.5 x 19.9	Covered Front Porch
Other	Main	26.3 x 6	Covered Porch Overlook Pool

**Directions:** I-140 E (Pellissippi Pkwy). Take exit 14 toward TN-33/Rockford/Maryville. Turn LT on Old Knoxville Hwy (TN-33). Turn RT on Sam Houston School Rd. Turn RT on Wildwood Rd. Turn LT on Peppermint Rd. Turn LT on Peppermint Hills Dr. 3422 Peppermint Hills Dr will be on RT. SOP

**Public Remarks:** COMING SOON, NO SHOWINGS UNTIL 05/25/23. You Don't Want to Miss Out on This Beautiful & UNIQUE Property. It's Updated With \$95,000+ of Quality Renovations, All Brick Ranch Style Home w/In-ground Pool, 3BR/3BA & Sitting on 2.86 Lovely Acres in Sought After Maryville! You'll be in Love With the Open Living Spaces, Such as the Great Room, Dining Area & Amazing Kitchen, w/All New Molding. The Pristine Kitchen Features All New Stainless Appliances, the Refrigerator Conveys, You Have Double Ovens, Tons of Updated Cabinetry & A Tiled Backsplash. You'll Especially Enjoy the HUGE Quartz Island/Breakfast Bar & Quartz Countertops, Shown Off w/lots of Natural Lighting From Large Windows Which Afford Grand Views of the Pool, Which is 20x40, Deepest End is 5 Feet. All Doors in the Home are New Solid Hardwood w/New Hardware. Two of the Bedrooms Boast Attached Bathrooms. Also There is a Large Full Bathroom in the Hallway Which Has a Walk-in, Tiled Shower! Both the Large, Covered Front Porch & the Back Covered Deck Have New Railings & Plenty of Room for Sitting & Relaxing While Overlooking New Landscaping. The Ceiling is Also New w/All New Light Fixtures, Recessed Lighting & Fans. Above the Ceiling is New Insulation for Lower Energy Bills. The Drywall Has Been Replaced Where the Rooms Have Been Opened Up, the Insulated Windows are New, as are the Gleaming Hardwood Floors. Plus the Carpeting in the Bedrooms is New. Once Outside You'll Love the Country Atmosphere, Summertime Fun in the Pool & Parties on the Back Deck & Spacious Patio. For the Man of the House, He'll Appreciate the Pool House/Workshop With a Single Garage Door & Even Extra Storage Behind the Pool House! It's so Much Storage for Gardening/Lawn Equipment, Pool Toys & More. For the Children in the Family, They Can Play for Hours on the Newer Outdoor Children's Play Center, Complete w/Swings & Slide. The Extra Large 2-Car Garage is Detached but You Have the Covered Back Deck to Keep You Out of the Elements as You Go to the House. How About Even More Storage Space Above the Garage w/NEW Attic Pull Down Steps! All of This Creates a Welcoming Home, Perfect for Family Gatherings or Entertaining. This is Country Living at its Finest, All on 1 Level, Fenced, With 2.86 Acres w/ Seasonal Views of the Smokey Mountains! You Can Live the Dream by Building Your Own Tennis Court, Owning 1 - 2 Horses, or Planting a Big Garden. This Home Has Been Lovingly Maintained & it Shows. Being Sold AS IS & It Won't Last Long. Schedule Your Showing Today!

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

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

<b>Cooperation Comp:</b> 2.2%	<b>Exclusive Agency:</b> Yes	<b>List Price/SqFt:</b> \$250.73
<b>Status:</b> Coming Soon - No Showings		<b>Listing Price:</b> 513,500

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**3422 PEPPERMINT HILLS DRIVE  
MARYVILLE, TN. 37804**

**IMPROVEMENTS, RENOVATIONS & UPGRADES**

**Opened Up Living Space Between Living Room, Kitchen & Dining Room**

**New Ceilings**

**Some New Drywalls**

**New Hardwood Floor**

**New Carpeting in Bedrooms**

**All New Solid Wood Doors & Hardware**

**New Recessed Lighting in All Living Spaces**

**All New Lighting Fixtures & Fans**

**New Light Switches & Wall Plates**

**New Rails for Both Front Porch & Rear Deck**

**New Mold & All Trim**

**All New Stainless Kitchen Appliances & Refrigerator Conveys With Home**

**All New Cabinetry in Kitchen**

**New Quartz Countertops and Island in Kitchen**

**New Hardware on all Cabinets**

**Double Oven**

**New Bathroom & Kitchen Fixtures**

**New Landscaping**

**Pull Down Ladder & Steps into Garage Attic**

**New Insulation**

**Children's Outdoor Play Center**

**New Front Door**

**New Garbage Disposal**

**Exterior & Interior of Home Repainted**

**APPROXIMATELY \$95,000+ WORTH OF IMPROVEMENTS**

**CATHY MORRISON**  
REALTOR

**Slyman 50**  
REALTY

**Buying or Selling...  
Your Home is My Business**

**865-862-6161**  
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