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<b>Property Sub-Type:</b> Residential	<b>Unit #:</b>	<b>Total Tax:</b> \$12,264.00
<b>Area:</b> Blount County - 28	<b>Lot #:</b> 52	<b>List Number:</b> 1236976
	<b>Blk #:</b>	
	<b>Subdivision:</b> Lashbrooke	

<b># Bedrooms:</b> 5	<b>SqFt - Total (Aprox):</b> 6,771	<b>Community Restrictions:</b> Yes	<b>HOA:</b> Mandatory
<b>Baths - Full:</b> 4	<b>SqFt - Main Lvl:</b> 3,512	<b># Fireplace:</b> 3	<b>HOA Fee:</b> \$1,800.00
<b>Baths - 1/2:</b> 2	<b>SqFt - Down Lvl:</b> 0	<b>New Construction:</b>	<b>HOA Freq:</b> Yearly
<b># of Rooms:</b> 14	<b>SqFt - 2nd Flr Lvl:</b> 3,529	<b>Property Status:</b> N/A	<b>HOA Contact:</b> Doug Harrison - douglasmharrison@comcast.net
<b>Lot Dimensions:</b> 116 x 255 x 140 x 253	<b>SqFt - 3rd Flr Lvl:</b> 0	<b>Year Built:</b> 2017	<b>Bonus Room:</b> Yes
<b>Acres:</b> 0.73	<b>SqFt - Source:</b> Tax	<b>High School:</b> William Blount	<b># of Units:</b>
<b>Site Built:</b> Yes	<b>Extra Storage:</b> Yes		<b>Position of Unit:</b>
<b>Elem. School:</b> Middle Settlements	<b>Middle School:</b> Union Grove		<b>Auction Y/N:</b> No

<b>Atchd/Dtchd Type:</b> Detached	<b>View:</b> Lake; Lakefront; Mountain View	<b>Misc Features:</b> Cathedral Ceiling; Internet Available; Island in Kitchen; Pantry; Trey Ceiling; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect; Wet Bar; Wired for Internet
<b>Type:</b> 2 Story	<b>Fireplace:</b> Gas Log; Stone	<b>Exterior Features:</b> Dock; Fenced - Yard; Irrigation System; Patio; Pool - Swim (Ingrnd); Porch - Covered; Prof Landscaped; Windows - Insulated
<b>Style:</b> Traditional	<b>Floors:</b> Carpet; Hardwood; Tile	<b>Dining Area:</b> Breakfast Room; Eat-in Kitchen; Formal Dining Area
<b>Construction:</b> Brick	<b>Fuel:</b> Electric; Gas (Natural); Propane	<b>Community Amenities:</b> Architect Restricted; Club House; Exercise Room; Security; Swimming Pool; Tennis Courts
<b>Siding:</b> Brick; Stone	<b>Heat:</b> Central	<b>Association Fee Incl:</b> Security; Some Amenities
<b>Garage/Parking:</b> Garage	<b>Cooling:</b> Central Cooling	<b>Possession:</b>
Spaces: 4; Attached; Garage	<b>Appliances:</b> Central Vacuum; Dishwasher; Disposal; Gas Stove; Microwave; Range; Refrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector; Tankless Wtr Htr	<b>New Financing:</b> Cash; Conventional; New Loan
Door Opener; Main Level; Side/Rear Entry	<b>Other Rooms:</b> 2nd Rec Room; Bedroom Main Level; Breakfast Room; Den/Study; Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office; Split Bedroom	<b>Outbuildings:</b>
<b>Basement:</b> Crawl Space		
<b>Lot Description:</b> Current Dock Permit on File; Lake Access; Lakefront; Level		
<b>Sewer:</b> Public Sewer		
<b>Water:</b> Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
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**Directions:** Pellissippi Pkwy to Topside exit, (R) on Topside, (R) on W. Old Topside, (R) onto Louisville Boatdock Rd, slight (R) onto Rankin Ferry Loop, (R) onto Lashbrooke Way, (L) on Edgewater, (R) on Waterside, property on left.

**Public Remarks:** Lakefront Luxury at Its Finest!! Located on one of the most premier lots in Lashbrooke which boasts a completely level 3/4 acre lot with incredible views of the main channel. Custom built by Joseph Houck Construction and less than 5 years old, this showcase home will exceed all of your expectations. Boasting an open floor plan with walls of windows, 2 story great room with coffered ceilings, stone fireplace and spectacular kitchen. Beautiful custom kitchen with Dixie cabinets, quartz countertops, large island, Viking Wolf 6 burner gas range with double lower ovens, additional wall oven & microwave (Wolf), subzero refrigerator, custom butlers pantry and wet bar with subzero mini fridge & ice maker. Features primary and secondary bedrooms on main level with custom closets and plush bathrooms. Covered back porch with retractable screens, tongue & groove ceilings, fireplace and extended patio overlooks the private pool area. 35,000 gallon fresh water heated pool with infrared filtration system. Upstairs features 2 spacious bedrooms with ensuites, large loft area, office and bonus / media room and additional finished space with an attached half bath that could be 5th bedrooms or gym. Entire house has spray insulation and conditioned crawlspace, as well as conditioned walk-up 3rd floor attic. Additional amenities include Genrac 22kw generator, 1000 gallon buried propane tank, 3 fireplaces, central vac, & 4 car heated/cooled garage spaces. Boat dock complete with boat and jet ski lift.

**Start Showing Date** 08/23/2023

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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<b>Cooperation Comp:</b> 2.5%	<b>Exclusive Agency:</b> No	<b>List Price/SqFt:</b> \$627.68
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<b>Status:</b> Active	<b>Listing Price:</b> 4,250,000
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## **3615 Waterside Way – Features List**

- LAKEFRONT Luxury at its Finest!
- Custom Built by Joseph Houck Construction
- Almost a ¾ Acre Completely Level Yard - - No Steps to the Water!

### Exterior Features:

- 100% Maintenance Free Exterior
- Covered Back Porch with Retractable Screens, Tongue & Groove Ceiling, Fireplace, TV, etc.
- 4 Car Heated / Cooled Garage Spaces with Epoxy Floors

### Interior Features:

- Over 6,700 Square Feet
- Fabulous Open Floor Plan with Great Room with Coffered Ceiling & Stone Fireplace
- Features Primary + Secondary Suites on Main Level
- All Hardwood & Tile Floors Throughout (Except Media Room)
- All Ensuite Bedrooms
- Additional Office + Large Bonus / Media Room



### Gourmet Kitchen:

- Dixie Kitchen Cabinets with Quartz Countertops
- Viking Wolf Gas 6 Burner Range & Griddle Top & Double Lower Ovens
- Wolf Microwave & Wall Oven
- Commercial Hood Top Ventilation
- SubZero Refrigerator
- Custom Butlers Pantry
- Wet Bar with Sub Zero Mini Fridge and Ice Maker

### Additional Features:

- Entire home has Spray Insulation
- Conditioned Crawlspace
- Conditioned Walk-Up 3rd Floor Attic (1,000 square feet)
- On Demand Circulating Hot Water/Tankless Water Heater
- Plantation Shutters with Remotes on Lakeside
- Custom Remote Controlled Window Treatments
- 3 Fireplaces
- Arched Doorways, Custom Moldings, etc.
- Custom Closets
- 10' ceilings on the main level with the exception of vaulted areas
- 9' ceilings on the upper level with the exception of vaulted areas
- 3 Piece Crown Molding



- Control 4 Management System. Music, security, cameras, outdoor lighting, and garage doors. Music is available in all main areas inside, that includes the pool and patio outside. All systems can be accessed via telephone or internet.
- Genrac 22KW Generator that was installed during construction that controls the entire home including the boat dock and pool.
- 1000-gallon buried Propane Tank
- Central Vacuum
- Heated Master Bathroom Floors
- Gas inserts for master bedroom and living room fireplaces with remotes

#### Custom Inground Pool with Spa:

- 35,000 gallon fresh water pool with infrared filter system
- 9' deep with tanning ledge on one end that is 6' long and width of pool
- Pool is heated with a propane heater.
- Rock Diving Board
- Iron Fencing

#### Custom Dock:

- Boat Lift for 10,000 Pounds and 32' Capacity
- Separate Jet Ski "swing" Lift
- Both Lifts have Remotes



PROPERTY INFORMATION

Property Address 3615 Waterside Way Louisville, TN 37777

Age of HVAC 5 years (1st Unit) 5 years (2nd Unit) Age of Water Heater 5 years
Age of Roof 5 years Age of Range/Oven 5 years Age of Dishwasher 5 years
Age of Microwave 5 years Age of Refrigerator 5 years

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?

Is there a Homeowner's Association? Yes Mandatory Voluntary
HOA Amount \$1800.00 Frequency: Monthly Quarterly Annually
HOA Contact Doug Harrison HOA Phone
HOA Email Address douglasmharrison@comcast.net

What does the HOA fee cover? HOA covers all common areas, including clubhouse, pool, gate, etc. Not personal property.

Is property on: Septic Sewer
If septic, location left side of house (pump to pump) When was it last inspected? N/A

Is there a gas/propane tank? Yes No If yes, is it above or below ground? below
Own Rent Company name/number

Who was the home builder? Joseph A. Houck Construction

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: 100% maintenance free exterior. Spray insulation in the
entire house including attic & crawl space. 1000 sf temperature controlled loft storage. Plantation shutters with remote blinds on lake
side. Screened back patio. 35,000 gal in-ground swimming pool with heater and spa. Four oversized garages that are heated and cooled.

Schools: Elementary Middle Settlements Middle Union Grove High William Blount

Utilities Provider and Average Monthly Costs:
Electric City of Alcoa - \$425/month
Water/Sewer South Blount/East Sevier Co - \$65/month & \$45/month
Gas Propane - pool and house heat
Trash (currently used) Waste Connections - \$31.18/month
Cable (currently used) Spectrum - \$227.06/month (includes internet)
Internet (currently used)