

Provided as a courtesy of

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Slyman Real Estate
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Knoxville, TN 37922
865-862-6161

Property Sub-Type: Residential	Unit #:	Total Tax: \$1,096.00
Area: Knox County - 1	Lot #:	List Number: 1240152
	Blk #:	
	Subdivision: Suburban Hills	

# Bedrooms: 3	SqFt - Total (Approx): 2,600	Community:	HOA: Mandatory
Baths - Full: 2	SqFt - Main Lvl: 1,512	Restrictions: Yes	HOA Fee: \$150.00
Baths - 1/2: 1	SqFt - Down Lvl: 0	# Fireplace: 1	HOA Freq: Monthly
# of Rooms: 8	SqFt - 2nd Flr Lvl: 1,088	New Construction:	HOA Contact: 865-300-3090
Lot Dimensions:	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: Yes
Acres: 0.1	SqFt - Source: Tax Records	Year Built: 1986	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: Bearden	Position of Unit:
Elem. School: A L Lotts	Middle School: West Valley		Auction Y/N: No

Atchd/Dtchd Type: Attached	View: Other	Misc Features: Cathedral Ceiling; Island in Kitchen; Pantry; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect
Type: 2 Story	Fireplace: Gas Log; Pre-Fab	Exterior Features: Patio; Prof Landscaped; Windows - Insulated
Style: Traditional	Floors: Carpet; Hardwood; Tile	Dining Area: Formal Dining Area
Construction: Frame - Brick	Fuel: Electric; Gas (Natural)	Community Amenities: Architect Restricted; Sidewalks
Siding: Brick; Wood	Heat: Central	Association Fee Incl: Grounds Maintenance
Garage/Parking: Garage Spaces: 2; Garage Door Opener; Main Level	Cooling: Central Cooling	Possession:
Basement: Slab	Appliances: Dishwasher; Disposal; Gas Stove; Microwave; Range; Security Alarm; Self Cleaning Oven; Smoke Detector	New Financing: Cash; Conventional; FHA; New Loan; VA Loan
Lot Description: Level	Other Rooms: Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office	Outbuildings: Storage Shed
Sewer: Public Sewer		
Water: Public		

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
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Directions: Kington Pk to Suburban Rd

Public Remarks: Owner transferred and hates to leave this completely updated condo. Complete with soaring ceilings and an open floor plan, this property has it all! Features a spacious great room, dining room and renovated kitchen. Large primary suite on main level with spacious bathroom and 2 closets. Updated kitchen complete with cherry cabinets, granite countertops, and NEW gas range. Immaculate condition! Recent updates include all NEW windows on the front, NEW HVAC, NEW gas line added to kitchen and patio for grill, NEW renovated 1/2 bath powder room, NEW garbage disposal, NEW exterior and interior paint, NEW fixtures, hardware, cover plates, window shades, etc. Large private courtyard between house and garage. Oversized garage with new door (coming next week!) floored attic and extra storage area off garage. Don't let this one get away!

Start Showing Date 09/22/2023

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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Cooperation Comp: 2.5%	Exclusive Agency: No	List Price/SqFt: \$167.31
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Status: Coming Soon - No Showings	Listing Price: 435,000
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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.



PROPERTY INFORMATION

Property Address 322 Suburban Road Knoxville, TN 37923

Age of HVAC 1.5 years (1st Unit) n/a (2nd Unit) Age of Water Heater repaired 1.5 years
Age of Roof 12 years Age of Range/Oven 1.5 years Age of Dishwasher
Age of Microwave 1.5 years Age of Refrigerator

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 \$150.00 Frequency: Monthly Quarterly Annually
HOA Contact Aleeta Johnson HOA Phone 865-300-3090
HOA Email Address

What does the HOA fee cover? front landscaping, exterior paint

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: New HVAC, gas line added to kitchen (gas stove), new siding/
exterior improvements, new interior paint, new windows in front, powder room upgrade/updates, new garbage disposal, stove, microwave,
updated lighting fixtures, new bedroom ceiling fans, new attic fan, gas line to BBQ grill, new window shades upstairs

Schools: Elementary A.L. Lotts Middle West Valley High Bearden

Utilities Provider and Average Monthly Costs:
Electric KUB - \$125.00/month
Water/Sewer First Utility District - \$90.00/month
Gas
Trash (currently used) Waste Connections - \$75.00/month
Cable (currently used) XFINITY
Internet (currently used) XFINITY