

1243279 Active New Listing Single Family

9314 Kayak Lane, Knoxville, TN 37922

\$838,000

Provided as a courtesy of

**Hilary Tyler**

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**Slyman Real Estate**  
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**Property Sub-Type:** Residential  
**Area:** Knox County - 1

**Unit #:**  
**Lot #:** 15  
**Blk #:**  
**Subdivision:** The Glen At West Valley

**Total Tax:** \$2,506.21  
**List Number:** 1243279

<b># Bedrooms:</b> 4	<b>SqFt - Total:</b> 2,887	<b>Community:</b>	<b>HOA:</b> Mandatory
<b>Baths - Full:</b> 3	<b>(Aprox):</b>	<b>Restrictions:</b> Yes	<b>HOA Fee:</b> \$200.00
<b>Baths - 1/2:</b> 1	<b>SqFt - Main Lvl:</b> 1,882	<b># Fireplace:</b> 1	<b>HOA Freq:</b> Yearly
<b># of Rooms:</b> 10	<b>SqFt - Down Lvl:</b> 1,882	<b>New Construction:</b>	<b>HOA Contact:</b> renee@hoamanagementcorp.com
<b>Lot:</b> 40.58 X 142.71 X	<b>SqFt - 2nd Flr Lvl:</b> 1,005	<b>Property Status:</b> N/A	<b>Bonus Room:</b> Yes
<b>Dimensions:</b> IRR	<b>SqFt - 3rd Flr Lvl:</b> 0	<b>Year Built:</b> 2021	<b># of Units:</b>
<b>Acres:</b> 0.13	<b>SqFt - Source:</b> Plans	<b>High School:</b> Bearden	<b>Position of Unit:</b>
<b>Site Built:</b> Yes	<b>Extra Storage:</b> Yes		<b>Auction Y/N:</b> No
<b>Elem. School:</b> A L Lotts	<b>Occupancy:</b> Permanent Residence		
	<b>Middle School:</b> West Valley		

<b>Atchd/Dtchd Type:</b> Detached	<b>View:</b> Wooded	<b>Misc Features:</b> Cathedral Ceiling; Island in Kitchen; Pantry; Trey Ceiling; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect; Wired for Internet
<b>Type:</b> 2 Story Basement	<b>Fireplace:</b> Stone; Gas	<b>Exterior Features:</b> Deck; Irrigation System; Patio; Prof Landscaped; Windows - Insulated; Windows - Vinyl
<b>Style:</b> Traditional	<b>Floors:</b> Carpet; Hardwood; Tile	<b>Dining Area:</b> Breakfast Bar; Eat-in Kitchen; Kitchen/Dining Rm Co
<b>Construction:</b> Brick	<b>Fuel:</b> Gas (Natural)	<b>Community Amenities:</b> Sidewalks
<b>Siding:</b> Brick	<b>Heat:</b> Central; Heat Pump	<b>Association Fee Incl:</b>
<b>Garage/Parking:</b> Garage	<b>Cooling:</b> Central Cooling	<b>Possession:</b>
<b>Spaces:</b> 2	<b>Appliances:</b> Dishwasher; Disposal; Gas Stove; Microwave; Range; Refrigerator; Security Alarm; Self Cleaning Oven; Smoke Detector; Tankless Wtr Htr	<b>New Financing:</b> Cash; Conventional; VA Loan
<b>Basement:</b> Partially Finished; Plumbed; Walkout; Other	<b>Other Rooms:</b> 2nd Rec Room; Addl Living Quarter; Basement Rec Room; Bedroom Main Level; Extra Storage; Great Room; Laundry/Utility; Mstr Bdrm Main Level	<b>Outbuildings:</b>
<b>Lot Description:</b> Cul-De-Sac; Level; Wooded		
<b>Sewer:</b> Public Sewer		
<b>Water:</b> Public		

**Directions:** Kingston Pk to S. Peters, (R) on George Williams, straight through light road becomes Millston Ln, (L) on Valley Glen, (R) on Kayak, house in cul-de-sac at 9314 Kayak Ln.

**Public Remarks:** Are you looking for a newer built home (2021), with plenty of space, tons of storage, a main level en suite bedroom, along with 3 additional bedrooms plus bonus room on the second level AND potential to grow with a huge, more than partially finished walk out basement? If so, THIS IS IT! This beautiful, all brick home accented with stone and situated on a premium cul de sac lot is ready for you. The two story foyer welcomes you and leads to the open great room. You will immediately notice the view through the massive 16x12 glass doors highlighting the wooded lot and opening to the best spot, the covered back porch overlooking the private backyard. Back inside, the great sized living room boasts a 10 ft ceiling with stacked stone, gas fireplace fully surrounded between custom built in bookcases. The floor plan flows seamlessly to the dining area and the fully equipped kitchen with a 7 ft island, gas range oven, granite countertops, under cabinet lighting and a fabulous pantry with custom shelving! The master bedroom, located on the main level has a 10 ft trey ceiling and bathroom upgraded with a frameless shower and rain shower head. Upstairs, find 3 bedrooms, 2 full bathrooms and bonus room which would be the perfect flex room as well as plenty of storage spaces. The partially finished basement has sheetrock, HVAC, electrical, plumbed for a full bath, framed for a fifth bedroom and has a 30 year waterproofing warranty which can be transferrable. Unlike any other house in the neighborhood, this is an original floor plan specifically designed for the lot. Many details not to miss: 5 inch hand scraped birch hardwoods, custom closet shelving, crown molding on main level, granite countertops in bathrooms, extra concrete parking pad, tankless gas water heater, irrigation system. Carpet allowance of \$7000 with accepted offer.

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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Cooperation Comp: 2.4%

Exclusive Agency: No

List Price/SqFt: \$290.27

**Status:** Active **Listing Price:** 838,000

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