

1258710 Active New Listing Single Family

2415 Water Valley Way, Knoxville, TN 37932

\$574,900

Provided as a courtesy of

Hilary Tyler

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Slyman Real Estate  
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Knoxville, TN 37922  
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Property Sub-Type: Residential  
Area: Knox County - 1

Unit #:   
Lot #:   
Blk #:   
Subdivision: Glen At Hardin Valley

Total Tax: \$1,477.47  
List Number: 1258710

# Bedrooms:	3	SqFt - Total (Aprox):	2,125	Community:		HOA:	Mandatory
Baths - Full:	3	SqFt - Main Lvl:	1,648	Restrictions:	Yes	HOA Fee:	\$145.00
Baths - 1/2:	0	SqFt - Down Lvl:	0	# Fireplace:	1	HOA Freq:	Monthly
# of Rooms:	9	SqFt - 2nd Flr Lvl:	381	New Construction:		HOA Contact:	Cindy Clowers tghvhoa@gmail.com
Lot Dimensions:		SqFt - 3rd Flr Lvl:	0	Property Status:	N/A	Bonus Room:	Yes
Acres:	0.38	SqFt - Source:	Tax Records	Year Built:	2017	# of Units:	
Site Built:	Yes	Extra Storage:	Yes	High School:	Hardin Valley Academy	Position of Unit:	
Elem. School:	Hardin Valley	Middle School:	Hardin Valley			Auction Y/N:	No

Atchd/Dtchd Type: Detached  
Type: 1 1/2 Story  
Style: Contemporary  
Construction: Frame  
Siding: Shingle Shake; Stone; Vinyl  
Garage/Parking: Garage Spaces: 2; Main Level; Off-Street Parking  
Basement: Slab  
Lot Description: Irregular Lot  
Sewer: Public Sewer  
Water: Public

View:  
Fireplace: Gas Log  
Floors: Carpet; Hardwood  
Fuel: Gas (Natural)  
Heat: Central  
Cooling: Central Cooling  
Appliances: Dishwasher; Disposal; Dryer; Gas Stove; Microwave; Self Cleaning Oven; Smoke Detector; Tankless Wtr Htr; Washer  
Other Rooms: Bedroom Main Level; Family Room; Laundry/Utility; Mstr Bdrm Main Level; Office; Sunroom

Misc Features: Island in Kitchen; Pantry; Walk-in Closets; Walk-in Shower; Wired for Internet  
Exterior Features: Porch - Enclosed; Prof Landscaped; Window - Energy Star  
Dining Area: Breakfast Bar; Eat-in Kitchen; Kitchen/Dining Rm Co  
Community Amenities: Lawn Care; Picnic/Barbeque Area; Playground; Rec Facilities  
Association Fee Incl: All Amenities  
Possession:  
New Financing: Cash; Conventional; FHA; VA Loan  
Outbuildings:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Kitchen	Main	20.2 x 8.1		Master Bedroom	Main	19.5 x 13.6	
Dining Room	Main	13.4 x 9.1		Bedroom 2	Main	12.11 x 11.1	
Living Room	Main	18.4 x 14.1		Bedroom 3	Second	18.5 x 13.4	w/bath

Directions: From I-140 take Pellissippi Pkwy north towards Oak Ridge. Take a left on Hardin Valley Rd. Take a Right on Brooke Willow Rd into the Glen at Hardin Valley. Make a right on Water Valley Way. Property will be on the left.

Public Remarks: Welcome to this beautifully designed three-bedroom, three-bathroom residence located in the desirable Hardin Valley area, ideal for those seeking a spacious home without the hassle of maintenance. This turn-key home features beautiful hardwood floors and modern finishes with an open floor plan offering vaulted ceilings and plenty of natural light. The kitchen is equipped with large center island and new stainless steel appliances, making it a functional space for cooking and casual dining. The kitchen opens to the family and dining room making entertaining effortless. The spacious family room offers a gas fireplace and exits to the glass enclosed covered porch, allowing for year-round enjoyment of the outdoors. The main floor features the master bedroom, which includes a generously sized master bathroom equipped with double sinks and a large walk-in shower for convenient access. Additionally, this level contains another bedroom, a full bathroom, and a spacious laundry room. The third bedrooms is upstairs with its own bathroom, offering a private space that's versatile enough to be used as an office, guest room, or for extra family members. The house includes several upgrades to enhance comfort and efficiency, including stainless steal appliances (washer/dryer convey), 240V 50A outlets for EV charging, smart garage door opener, custom closets, and Pella windows with a lifetime guarantee. The best part? All lawn care is taken care of, meaning you won't have to worry about outdoor maintenance. The location is close to top schools, shopping, dining and easy access to the Pellissippi Parkway and I-40. This home is ideal anyone looking for a functional and comfortable living space with the convenience of maintenance-free living. It's a great opportunity for those who value their time and prefer to spend it enjoying life rather than on home upkeep.

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

Cooperation Comp: 2.5%

Exclusive Agency: Yes

List Price/SqFt: \$270.54

Status: Active

Listing Price:

574,900

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