

Provided as a courtesy of

**Hilary Tyler**

865-862-6161

hilary@slymanrealestate.com

**Slyman Real Estate**  
 105 Center Park Dr Ste 200  
 Knoxville, TN 37922  
 865-862-6161



**Property Sub-Type:** Residential  
**Area:** Knox County - 1

**Unit #:**  
**Lot #:**  
**Blk #:**  
**Subdivision:** Fox Run Unit 4 Resub

**Total Tax:** \$2,798.37  
**List Number:** 1258157

**# Bedrooms:** 5  
**Baths - Full:** 4  
**Baths - 1/2:** 1  
**# of Rooms:** 10  
**Lot Dimensions:**  
**Acres:** 1.22  
**Site Built:** Yes  
**Elem. School:** Farragut Primary

**SqFt - Total (Aprox):** 5,055  
**SqFt - Main Lvl:** 2,236  
**SqFt - Down Lvl:** 794  
**SqFt - 2nd Flr Lvl:** 2,020  
**SqFt - 3rd Flr Lvl:** 0  
**SqFt - Source:** Tax Records  
**Extra Storage:** Yes  
**Middle School:** Farragut

**Community:**  
**Restrictions:** Yes  
**# Fireplace:** 1  
**New Construction:**  
**Property Status:** N/A  
**Year Built:** 1994  
**High School:** Farragut

**HOA:** Mandatory  
**HOA Fee:** \$400.00  
**HOA Freq:** Yearly  
**HOA Contact:** tinfoxrun.org  
**Bonus Room:** Yes  
**# of Units:**  
**Position of Unit:**  
**Auction Y/N:** No

**Atchd/Dtchd Type:** Detached  
**Type:** 2 Story Basement  
**Style:** Traditional  
**Construction:** Brick  
**Siding:** Brick  
**Garage/Parking:** Garage  
 Spaces: 2; Garage Door Opener;  
 Main Level  
**Basement:** Partially Finished;  
 Walkout  
**Lot Description:** Cul-De-Sac;  
 Private; Wooded  
**Sewer:** Public Sewer  
**Water:** Public

**View:** Country Setting; Wooded  
**Fireplace:** Wood Burning  
**Floors:** Carpet; Hardwood; Tile  
**Fuel:** Electric; Gas (Natural)  
**Heat:** Forced Air; Zoned  
**Cooling:** Ceiling Fan(s); Central Cooling; Zoned  
**Appliances:** Dishwasher; Disposal; Dryer; Microwave;  
 Range; Refrigerator; Self Cleaning Oven; Tankless Wtr Htr;  
 Washer  
**Other Rooms:** Basement Rec Room; Breakfast Room;  
 Den/Study; Extra Storage; Family Room; Great Room;  
 Laundry/Utility; Mstr Bdrm Main Level; Sunroom; Workshop

**Misc Features:** Cathedral Ceiling; Internet Available; Island in  
 Kitchen; Pantry; Trey Ceiling; Walk-in Closets; Walk-in Shower;  
 Washer/Dryer Connect; Wired for Internet  
**Exterior Features:** Deck; Fenced - Yard; Irrigation System;  
 Patio; Porch - Covered; Porch - Enclosed; Porch - Screened;  
 Prof Landscaped; Windows - Insulated; Windows - Vinyl  
**Dining Area:** Eat-in Kitchen; Formal Dining Area  
**Community Amenities:** Club House; Picnic/Barbeque Area;  
 Playground; Rec Facilities; Swimming Pool; Tennis Courts;  
 Other - See Remarks  
**Association Fee Incl:** Other  
**Possession:**  
**New Financing:** Cash; Conventional; USDA/Rural; VA Loan  
**Outbuildings:**

**Directions:** West on Kingston Pike. Right on Everett Road. Left on Union. Right on Brochardt. Right on Comblain. Left on Vancurry. Home at end of culdesac.  
**Public Remarks:** Step into tranquility with this serene and impeccably maintained home, spanning over 1.2 acres in the sought-after Fox Run community in Farragut. Perfectly placed at the end of a peaceful cul-de-sac, backing to 15+ undeveloped acres of common forest space, this residence provides the blend of privacy and natural beauty. The front of the house has attractive curb appeal with stone paver driveway and sidewalk, a charming covered front porch, professional landscaping, and night lighting showcasing this stately beauty. As you enter the front door you will be greeted with beautiful hardwood floors with inlays, a dining room, and a large family room with cathedral ceilings. There is also a formal living room/sitting room that would also make a wonderful office space. The main level offers a spacious kitchen with new kitchen appliances, walk-in pantry, and eat in area opening with large bay window. The kitchen opens to the family room with gas and wood burning fireplace and the large windows overlook the backyard and allow for plenty of natural light. A spacious screened-in covered porch off the kitchen leads to expansive deck and is a great place to enjoy the views of nature, including beautiful birds and wildlife. The master bedroom suite is located on the main level and the master bathroom offers two large vanities, walk in shower, and soaking whirlpool tub along with a spacious walk-in closet and linen closet. The laundry room is located right off the large 2 car garage. A powder room completes the first level. Upstairs you will find three spacious bedrooms. A bedroom and loft/bonus room share a bathroom as a Jack-N-Jill bathroom. The remaining bedrooms offers en-suite bathrooms and can also be accessible from the hallway. There is a large bonus room/loft that would make a great rec room. The basement offers 10'+ ceilings, lots of natural light, and more space for entertaining. The basement could be converted into a mother-in-law suite. A bedroom and full bath are already in place, and there is an abundance of unfinished storage. The home offers a 2-car, side load garage with beautiful stone paved driveway and a workshop area with double doors that exit to a covered back porch area provides the option to have extra covered parking at the basement level. Features of this exquisite home include beautiful hardwood floors throughout the entire first level, roller screen shades on sunroom, blinds, landscape lighting, fencing, Pella windows, gutter guards, mechanical updates (new Trane HVACs with electronic air filter and new water supply line) and MORE! This maintenance-free home has been meticulously maintained by its owners, ready for the next buyers to enjoy. This home offers the privacy you desire with the convenience of top-rated schools, recreational activities, parks, and upscale shopping. The exclusive Fox Run community offers community pools, tennis, playground, soccer field, and club house available for events. This home is accessible to the Greenway and is centrally located to shopping and I-40, yet tucked away in the peaceful Fox Run subdivision. \*\* Buyer will have first right of refusal to purchase the .56 acre adjoining lot - inquire with listing agent\*\*

**Start Showing Date** 04/09/2024

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

---

---

**Cooperation Comp:** 2.5%

**Exclusive Agency:** Yes

**List Price/SqFt:** \$217.61

---

**Status:** Active

**Listing Price:** 1,100,000

---

Information is deemed to be reliable, but is not guaranteed. © 2024 [East Tennessee Realtors®](#) and [FBS](#). Prepared by Hilary Tyler on Tuesday, April 09, 2024 12:50 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

---

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

## Welcome to 630 Vancurry Ln., Farragut, TN 37934

Step into tranquility with this serene and impeccably maintained home, spanning over 1.2 acres in the sought-after Fox Run community in Farragut. Perfectly placed at the end of a peaceful cul-de-sac, backing to 15+ undeveloped acres of common forest space, this residence provides the blend of privacy and natural beauty.

The front of the house has attractive curb appeal with stone paver driveway and sidewalk, a charming covered front porch, professional landscaping, and night lighting showcasing this stately beauty. As you enter the front door you will be greeted with beautiful hardwood floors with inlays, a dining room, and a large family room with cathedral ceilings. There is also a formal living room/sitting room that would also make a wonderful office space. The main level offers a spacious kitchen with new kitchen appliances, walk-in pantry, and eat in area opening with large bay window. The kitchen opens to the family room with gas and wood burning fireplace and the large windows overlook the backyard and allow for plenty of natural light. A spacious screened-in covered porch off the kitchen leads to expansive deck and is a great place to enjoy the views of nature, including beautiful birds and wildlife. The master bedroom suite is located on the main level and the master bathroom offers two large vanities, walk in shower, and soaking whirlpool tub along with a spacious walk-in closet and linen closet. The laundry room is located right off the large 2 car garage. A powder room completes the first level.

Upstairs you will find three spacious bedrooms. A bedroom and loft/bonus room share a bathroom as a Jack-N-Jill bathroom. The remaining bedrooms offers en-suite bathrooms and can also be accessible from the hallway. There is a large bonus room/loft that would make a great rec room.

The basement offers 10'+ ceilings and more space for entertaining. The basement could be converted into a mother-in-law suite. A bedroom and full bath are already in place, and there is an abundance of unfinished storage. A workshop area with double doors exits to a covered back porch area providing the option to have extra covered parking at the basement level. A 2-car, side load garage with beautiful stone paved driveway, landscape lighting, and fencing, make this home a home run! This maintenance-free home has been meticulously maintained by its owners, ready for the next buyers to enjoy.

This home offers the privacy you desire with the convenience of top-rated schools, recreational activities, parks, and upscale shopping. Fox Run offers community pools, tennis, playground, soccer field, and club house available for events. This home is accessible to the Greenway and is centrally located to shopping and I-40, yet tucked away in the peaceful Fox Run subdivision.

### Exterior Features

- Private culdesac with 15+ acres of common space forest behind home.
- Covered front porch with overlooking two beautiful Japanese Maple trees.
- Beautiful and spacious stone driveway with ample parking and pathway to covered side door and front porch.
- Water fountain feature providing a serene experience.
- 4 sided brick home.

- Night lighting illuminating home at dusk.
- Sprinkler system (maintained annually) with new control unit (2022)
- Fences dividing the front garden area and rear of home with lockable metal gate.
- Gutter guards on gutters.
- Composite, no maintenance deck, and large screened in porch with individual roller shades.
- Pella windows throughout the home. Pella wood frame windows covered by aluminum on the main level and lower level, and Pella Vinyl windows on top floor.

#### Main Level Features

- Eat-in kitchen ample cabinet and counter space, walk in pantry, desk area, and bay window.
- New stainless steel appliances including electric cooktop, double oven, built in microwave, dishwasher, refrigerator, and washer & dryer - all convey with home.
- Family room with cathedral ceilings offering lots of natural light with wood or gas burning fireplace (gas logs are available).
- Screened in sunroom off the kitchen with new tile floor, individual drapes, and ceiling fan.
- Large master bedroom suite with hardwood floors and lots of natural light overlooking private back yard with exit to deck.
- Master bathroom two large vanities walk in shower, and soaking whirlpool tub and separate toilet area.
- Spacious laundry room with cabinets and stainless-steel soaking sink.
- Dining room with Italian glass chandelier and wainscoting.
- Formal living room/parlor (would make a nice office space).
- Crown molding and hardwood floors throughout the entire fire level (tile in laundry room).

#### Upper Level Features

- 3 additional large bedrooms, 2 with en-suite bathrooms (two bathroom accessible from hallway) with large closets.
- Large bonus room/loft with lots of storage.

#### Lower Level Features

- 10' ceilings and lots of natural light.
- Spacious office or bedroom with private full bath.
- Large unfinished storage area.
- Rec room with walkout to patio.
- Workshop area with double door exit to patio – could be used as additional parking.

#### Additional Improvements & Mechanical Features

- HVACs replaced (with electronic air filter) in 2022 and serviced semi-annually with Coleman Air
- Water supply line changed 2019
- Roof was replaced in 2011
- Garage door opener replaced in 2023
- New outdoor lighting
- Termite bait stations installed and annual contract with Russell's Pest Control
- New kitchen appliances in 2020 and washer & dryer 2023

Conveyances: Fire pit with chairs, fountain, kitchen refrigerator, washer & dryer

Negotiable: Rocking chairs on front porch, large safe in basement, basement fridge, and patio/deck furniture

**\*\* Buyer will have first right of refusal to purchase the .56 acre adjoining lot - inquire with listing agent\*\***

All information is deemed reliable, but not guaranteed. Buyers to confirm.