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**Slyman Real Estate**

105 Center Park Dr Ste 200

Knoxville, TN 37922

865-862-6161



**Property Sub-Type:** Residential  
**Area:** Loudon County - 32  
**City/County:** County  
**PIN #:** 049.022.00

**Unit #:**  
**Lot #:** L  
**Blk #:**  
**In Sub:** No  
**Subdivision:**

**Total Tax:** \$1,369.51  
**City Taxes:** \$0.00  
**County Taxes:** \$1,369.51  
**PUD Y/N:** No  
**List Number:** 1271957

**# Bedrooms:** 4  
**Baths - Full:** 3  
**Baths - 1/2:** 0  
**# of Rooms:** 7  
**Lot Dimensions:**  
**Acres:** 7.34  
**Site Built:** Yes  
**Elem. School:** Steekee

**SqFt - Total (Aprox):** 2,820  
**SqFt - Main Lvl:** 1,962  
**SqFt - Down Lvl:** 1,833.26  
**SqFt - 2nd Flr Lvl:** 858  
**SqFt - 3rd Flr Lvl:** 0  
**SqFt - Source:** Appraisal  
**Extra Storage:** Yes  
**Occupancy:** Permanent Residence  
**Middle School:** Fort Loudoun

**Community:** Loudon  
**Restrictions:** No  
**# Fireplace:** 1  
**New Construction:**  
**Property Status:** N/A  
**Year Built:** 2004  
**High School:** Loudon

**HOA:** No  
**HOA Fee:**  
**HOA Freq:**  
**HOA Contact:**  
**Bonus Room:** No  
**# of Units:**  
**Position of Unit:**  
**Auction Y/N:** No

**Atchd/Dtchd Type:** Detached  
**Type:** 1 1/2 Story  
**Style:** Traditional  
**Construction:** Block; Frame  
**Siding:** Vinyl  
**Garage/Parking:** Carport Spaces: 2; Attached; Garage Door Opener; Main Level  
**Basement:** Plumbed; Slab; Unfinished; Walkout  
**Lot Description:** Creek; Irregular Lot; Private; Rolling Slope; Wooded  
**Sewer:** Septic Tank  
**Water:** Public

**View:** Country Setting  
**Fireplace:** Gas Log; Insert; Gas  
**Floors:** Carpet; Laminate; Vinyl  
**Fuel:** Electric  
**Heat:** Central; Heat Pump  
**Cooling:** Ceiling Fan(s); Central Cooling  
**Appliances:** Dishwasher; Disposal; Microwave; Range; Refrigerator; Smoke Detector  
**Other Rooms:** Bedroom Main Level; Den/Study; Extra Storage; Family Room; Laundry/Utility; Mstr Bdrm Main Level; Office

**Misc Features:** Drapes; Internet Available; Island in Kitchen; Pantry; Walk-in Closets; Washer/Dryer Connect; Whirlpool Tub  
**Exterior Features:** Cable Available (TV Only); Deck; Doors - Storm; Fence - Chain; Fence - Wood; Fenced - Yard; Porch - Covered; Windows - Insulated; Windows - Vinyl  
**Dining Area:** Breakfast Bar; Eat-in Kitchen; Kitchen/Dining Rm Co  
**Community Amenities:**  
**Association Fee Incl:**  
**Possession:** At Closing; Negotiable  
**New Financing:** Cash; Conventional; FHA; New Loan; VA Loan  
**Outbuildings:** Barn; Storage Shed  
**Showing:** See Agent Instructns; Sign on Property; Special Conditions

**Directions:** I-75 South to Exit #72 to Loudon. Go About 4.5 Miles to 2 Mailboxes & Slyman Real Estate Sign on the RT. There are 2 Driveways. Take the Short Driveway to the House Directly in Front of You.

**Public Remarks:** Coming Soon - No Showings Until 08/08/24. Casual Country Living w/This Well Maintained 4BR/3BA Home & 7.34 Acre Farm, w/2820 Sq. Ft (Does Not Include 1833.26 sq. ft. of Unfinished, but Plumbed Walk-out Basement w/Heat & Air). You Won't Find Acreage w/Beautifully Grassed & Partially Wooded Pasture Land, Completely Fenced, w/4 Stall Pole Barn in Good Condition, a Storage Shed, & Run-in Shed at This Price! There's Even a Round Pen at the Barn & a Creek Running Along the Lower Pasture Boundary. For Ease of Watering Livestock, the Main Pasture has an Automatic Waterer! Bring the Horses! This Home Features a Large Primary Suite on the Main, w/Space for a Sitting Area or In-home Office! The Master Bath Boasts a Dual Vanity, Walk-in Shower, & Jetted Bath. To Everyone's Delight You Have a Mstr. Closet Large Enough for All Your Wardrobe! The Eat-in Kitchen has a Stainless Refrigerator Which Conveys, an Island w/Storage & Seating, Microwave, Dishwasher, Range/Stove/Oven, Tons of Cabinets & Counter Space, Plus a Built-in Pantry. The Home has 9' Ceilings & Crown Molding, is Open, Has Spacious Rooms & Lots of Natural Lighting. The Main Floor is Comprised of the Formal Living Room, Huge Family Room w/Propane Gas Fireplace (25 Gal. Propane Gas Tank Conveys), Very Large Laundry Room, Eat-in Kitchen, 2 Full Bathrooms, the Master Bedroom, Plus Another 1st Floor Bedroom/Office. There's New LVP Tile Flooring throughout the Main Level. Upstairs You'll Find a Loft Area, 2 Nice Bedrooms, a 3rd Full Bathroom & Storage Under the Eaves. You'll Love the Easy Flow of This Home! The View From the Private Rear Deck is so Peaceful, Overlooking the Rear of the Farm & Rolling Pastureland Down to the Creek. Enjoy your Morning Coffee or an Evening Cookout! The Fully Plumbed, Walk-out Basement is Ideal for Storage, Lawn Equipment & More. It's Accessible From the Inside or Out! Enjoy Creating Your Own Garden? There are Already 6 Fruit Producing Blueberry Bushes and a Peach Tree! Important Pluses are a NEW ROOF, 2 HVAC Split Units, & 2 Hot Water Heaters. Country Living & Lifestyle at an Affordable Price. Seller Does Need Time to Find Another Home & Can't Do a Fast Closing Unless Other Arrangements Can be Made. This Listing Should Go Under Contract Quickly, so Schedule Your Showing NOW! Seller Needs 1-1/2 Hour Advance Notice for ALL Showings.

**Agent Instructions:** Coming Soon-No Showings Until 08/08/24. Seller Needs Time to Find Another Home. 1-1/2 Hr Notice Required. There Are Several Cats & Can Go In or Out. If Buyer's Wish to See Barn, Shed or Walk the Property, You'll Need Appropriate Shoes. Watch Your Step Due to Uneven Ground in Places. Proof of Ability to Purchase or Pre-Qual Letter MUST Accompany All Offers in Order to Be Considered. Buyer's are Responsible for Verification of All Sq. Footage, Measurements, & Acreage

**Call for Showing:** 865-525-4999

**Showing Service:** ShowingTime

**Start Showing Date:** 08/08/2024

Name	Office	Primary Phone/Fax	Office Phone	E-mail
LA Cathy Morrison (313930)	Slyman Real Estate (1478)	865-405-3784 865-862-6160	865-862-6161	cathymorrison@me.com

**Owner Name:** Rees  
**Variable Rate Comp:** No  
**Cooperation Comp:** 2%  
**Sales Incentive:** No  
**Exclusive Agency:** Yes  
**List Price/SqFt:** \$196.77

**Status:** Coming Soon - No Showings  
**Agent Days On Market:**  
**Original List Price:** 554,900  
**Expiration Date:** 12/01/2024  
**Listing Price:** 554,900  
**Financing:**  
**Sold Off MLS:** No

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