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Slyman Real Estate

105 Center Park Dr Ste 200

Knoxville, TN 37922

865-862-6161



Property Sub-Type: Residential
Area: Knox County - 1
City/County: County
PIN #: 090GG039

Unit #:
Lot #: 96
Blk #:
In Sub: Yes
Subdivision: Creek Bend Farms S/D Unit 6

Total Tax: \$992.62
City Taxes: \$0.00
County Taxes: \$992.62
PUD Y/N: No
List Number: 1276593

# Bedrooms: 3	SqFt - Total (Aprox): 1,756	Community: Karns	HOA: Mandatory
Baths - Full: 2	SqFt - Main Lvl: 702	Restrictions: Yes	HOA Fee: \$475.00
Baths - 1/2: 1	SqFt - Down Lvl: 0	# Fireplace: 1	HOA Freq: Yearly
# of Rooms: 6	SqFt - 2nd Flr Lvl: 1,054	New Construction:	HOA Contact: 865-694-6100 hoa@southlandco.com
Lot Dimensions: 74.12 x 92.83 x IRR	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: No
Acres: 0.01	SqFt - Source: Owner	Year Built: 2021	# of Units:
Site Built: Yes	Extra Storage: No	High School: Karns	Position of Unit:
Elem. School: Karns Primary	Occupancy: Permanent Residence		Auction Y/N: No
	Middle School: Karns		

Atchd/Dtchd Type: Detached
Type: 2 Story
Style: Traditional
Construction: Frame
Siding: Brick; Vinyl
Garage/Parking: Garage Spaces: 2; Attached; Garage Door Opener; Main Level
Basement: Slab
Lot Description: Irregular Lot; Level; Rolling Slope
Sewer: Public Sewer
Water: Public

View: Other
Fireplace: Gas Log; Insert
Floors: Carpet; Hardwood; Laminate
Fuel: Gas (Natural)
Heat: Central; Forced Air
Cooling: Ceiling Fan(s); Central Cooling
Appliances: Dishwasher; Disposal; Microwave; Range; Self Cleaning Oven; Smoke Detector
Other Rooms: Great Room; Laundry/Utility

Misc Features: Internet Available; Island in Kitchen; Pantry; Walk-in Closets; Walk-in Shower; Washer/Dryer Connect
Exterior Features: Cable Available (TV Only); Deck; Porch - Covered; Prof Landscaped; Windows - Insulated; Windows - Vinyl
Dining Area: Breakfast Bar; Eat-in Kitchen; Kitchen/Dining Rm Co; Living Rm/Dining Rm
Community Amenities: Architect Restricted; Picnic/Barbeque Area; Playground; Sidewalks; Swimming Pool
Association Fee Incl: Some Amenities
Possession: At Closing; Negotiable
New Financing: Cash; Conventional; FHA; New Loan; VA Loan
Outbuildings:
Showing: See Agent Instructns; Sign on Property; Special Conditions

Directions: West on Pellissippi Pkwy towards Oak Ridge. Take Hardin Valley Exit. At Bottom of Exit to RT onto Hardin Valley Rd. LT at Light onto Wescott Blvd. Continue straight onto Karns Vally Rd. LT onto Creekbend Ln. RT on Upstream Lane. 9289 on the LT. SOP.

Public Remarks: There are So Many Upgrades This Gorgeous Home is Like a Model Home. Immaculately Maintained. 3BR/2.5BA w/1756 sq. ft. in the Popular Karns Community. This Home Boasts Extra Wide Crown Molding, Upgraded Siding, Board & Batten, Upgraded Shutters, Lighting, Ceiling Fans, Luxury Vinyl Flooring. The Kitchen Cabinets are Upgraded, Granite Countertops, Hardware & Plumbing. All Upgraded Doors & an Insulated Garage! The Main Floor Flows Into an Open Great Room w/Beautiful Gas FP, to the Kitchen & Dining Area. Eat-in Kitchen w/Breakfast Bar Island, along w/Pantry & Stainless Appliances. Upstairs has thick, soft carpeting in all 3 Bedrooms. The Large Master/Primary Suite has a Spacious Bathroom w/Dual Vanity, Walk-in Shower & There's a Large Master Closet. The Laundry Area is Upstairs Near all the Bedrooms. Enjoy Your Morning Coffee or Evening Beverage on the Rear Deck of this Lovely Home. For Efficient Heating & Cooling, There are Dual HVAC's, One for Each Level of the Home. Great Room, & Kitchen Curtains Do NOT Convey. Outdoor Security Cameras Do NOT Convey. Hurry to Schedule Your Showing Today! This Lovely Home Won't Last Long in this Competitive Market! 2 Hours Notice is Required for All showings.

Agent Instructions: 2 Hours Notice Required for all showings. 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 Measurements, Sq. Footage & HOA Regulations. HOA Rules & Regs are Downloaded on the MLS as Well as All Disclosures in Document Section. Kitchen, Dining Area Curtains and Security Cameras do NOT Convey.

Call for Showing: 865-525-4999

Showing Service: None

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: Vaughn
Concessions: Yes

Exclusive Agency: Yes

List Price/SqFt: \$234.91

Status: Active	Original List Price: 412,500	Listing Price: 412,500
Agent Days On Market: 0	Expiration Date: 12/31/2024	Financing:
		Sold Off MLS: No

SELLERS UPGRADES
for
9289 UPSTREAM LANE
KNOXVILLE, TN. 37931

Two Tobin Pendant Lights in Kitchen
Electrical for 2 Pendant Lights in Kitchen w/Dedicated
Switch
Misty Shadow Board & Batten on Bump out Window over
Garage
Misty Shadow Exterior Vinyl
Board & Batten Shutters
Insulate Garage Walls
Cheyenne Doors
Nickel Door Hardware
Berllin Glacier Cabinetry
Hi Def Vanity Tops in Master & Full Bath Upstairs
Foundations Stainless Plumbing Package
Linden Stainless Kitchen Faucet
Tobin Nickel Pendant Light Over Kitchen Sink
Tobin Nickel Vanity Lights
LVP Flooring on Main (except in Power Room)