

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 #:** 22  
**Blk #:** D  
**Subdivision:** Brentmoor S/D. Unit 4

**Total Tax:** \$906.37  
**List Number:** 1294633

**# Bedrooms:** 3  
**Baths - Full:** 2  
**Baths - 1/2:** 1  
**# of Rooms:** 10  
**Lot Dimensions:** 75 x 136.20 x IRR  
**Acres:** 0.23  
**Site Built:** Yes  
**Elem. School:** Blue Grass

**SqFt - Total (Aprox):** 1,740  
**SqFt - Main Lvl:** 870  
**SqFt - Down Lvl:** 0  
**SqFt - 2nd Flr Lvl:** 870  
**SqFt - 3rd Flr Lvl:** 0  
**SqFt - Source:** Tax Records  
**Extra Storage:** Yes  
**Occupancy:** Permanent Residence  
**Middle School:** West Valley

**Community:** West Knoxville  
**Restrictions:** Yes  
**# Fireplace:** 1  
**New Construction:**  
**Property Status:** N/A  
**Year Built:** 1990  
**High School:** Bearden

**HOA:** Voluntary  
**HOA Fee:** \$100.00  
**HOA Freq:** Yearly  
**HOA Contact:**  
**Bonus Room:** No  
**# of Units:**  
**Position of Unit:**  
**Auction Y/N:** No

**Atchd/Dtchd Type:** Detached  
**Type:** 2 Story  
**Style:** Traditional  
**Construction:** Frame - Brick  
**Siding:** Brick; Other  
**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:** Wood Burning  
**Floors:** Carpet; Hardwood; Tile  
**Fuel:** Gas (Natural)  
**Heat:** Central; Forced Air  
**Cooling:** Ceiling Fan(s); Central Cooling  
**Appliances:** Dishwasher; Disposal; Microwave; Range; Refrigerator; Security Alarm; Self Cleaning Oven  
**Other Rooms:** Extra Storage; Family Room; Laundry/Utility; Office

**Misc Features:** Internet Available; Pantry; Trey Ceiling; Walk-in Shower; Washer/Dryer Connect  
**Exterior Features:** Cable Available (TV Only); Fence - Wood; Porch - Covered; Prof Landscaped; Windows - Insulated; Windows - Vinyl  
**Dining Area:** Breakfast Bar; Formal Dining Area  
**Community Amenities:**  
**Association Fee Incl:**  
**Possession:**  
**New Financing:** Cash; Conventional; FHA; New Loan; VA Loan  
**Outbuildings:** Storage Shed

**Directions:** West on Northshore to RT onto Ebenezer. RT onto Nubbins Ridge. RT into onto Clear Brook to home on the LT. SOP.

**Public Remarks:** COMING SOON - NO SHOWINGS UNTIL FRIDAY, MARCH 28TH. So many UPDATES, beautifully maintained and truly Move In Ready! You'll love all the many improvements, such as HWD Floors on main level, NEW Fireplace Mantel, Popcorn Ceilings are all gone, Updated Kitchen w/New Stainless Appliances, Granite Counter Tops, Tiled Backsplash & Fridge DOES Convey, Canned Lighting, New Ceiling Fans, & Seller's have added Crown Molding throughout the home. The interior has been recently painted. The upstairs bathrooms have both been totally updated with a walk-in shower in the Master, NEW granite counter tops, new hardware, mirrors and lighting as well as tiled floors. For your outdoor pleasure, they have enlarged the rear Patio and covered it with a Tin Roof! The HVAC is only 4-5 yrs. old. The backyard is fenced and there's a handy Storage Unit that Conveys. This lovely home has warmth, a good flow to it and has been well loved but outgrown! The curtains in the children's BR's do NOT Convey! Schedule your showing NOW...this one will not last long!

**Start Showing Date** 03/28/2025

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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**Exclusive Agency:** Yes

**List Price/SqFt:** \$258.33

**Status:** Coming Soon - No Showings

**Listing Price:** 449,500