

812 Andover Blvd, Knoxville, TN 37934

Welcome to this tastefully updated two-story traditional home on a flat, 0.75-acre lot in the sought-after Andover Place neighborhood—zoned for top-rated Farragut schools. With generous room sizes, classic design, and thoughtful updates throughout, this home offers the perfect setting to live, work, and play.

The main level features 10-foot ceilings and hardwood flooring, creating a warm and inviting feel. You'll find a formal living room, formal dining room, and a spacious family room with gas log fireplace—plus a main-level bedroom or home office with a full bath, offering flexibility for guests or work-from-home needs. The brand new completely renovated kitchen is a showstopper, showcasing European cabinetry, new Wi-Fi-enabled appliances, quartz counters with full-height backsplash, a waterfall-edge bar top, drink fridge, and updated light fixtures.

Upstairs offers four additional bedrooms, including a large primary suite with a brand new beautifully designed spa-like bathroom with walk-in shower, plus a huge bonus room perfect for play, media, or additional living space. A fully walk-up attic provides ample storage or additional space to finish, and the entire home has been freshly painted, with new Okna windows throughout, a new front door, and updated bathrooms. Two new HVAC units with wireless thermostats, central vacuum system, and a newly encapsulated crawlspace ensure year-round comfort and peace of mind.

The oversized backyard is level and private, featuring raised garden beds and a designated play area—offering plenty of space to relax, entertain, or even add a pool. The main-level two-car garage includes a separate workshop or storage area at the rear, perfect for hobbies, tools, or extra gear.

This home is a short walk to all the incredible Andover Place amenities which include a neighborhood pool, clubhouse, tennis, pickleball, and basketball courts, Greenway access, and flat streets perfect for walking and biking. Conveniently located near parks, shopping, and dining, this home has everything you need and more.

Main Level Highlights:

- 10-foot ceilings and hardwood floors for a warm, open feel with crown molding throughout
- Formal living and dining rooms with shadowboxing details
- Beautiful 2-story entryway with new light fixture
- Spacious family room with gas log fireplace
- 2 Staircases leading to the upper level
- Fully renovated eat-in kitchen featuring:
 - European-style cabinetry
 - Quartz countertops with full-height backsplash
 - Waterfall-edge bar top
 - New appliances (Wi-Fi enabled induction stove & oven, GE Profile fridge with hot water/instant coffee feature, and drink fridge)
 - Glass washer at sink
- Bedroom or office with full bath
- Smart home features including Wi-Fi thermostats, irrigation control, and garage opener
- Two-car garage on main level
- Newly painted garage walls and floor

Upstairs:

- Spacious primary suite with walk in closet with custom closet solution
- Newly remodeled primary bath with:
 - Walk-in porcelain tile shower with rainshower showerhead and LED lit niche providing an elevated look
 - Erastone antibacterial, slip-resistant stone floors
 - Hansgrohe German fixtures
 - Floating vanity with under cabinet lighting
 - Electric heated towel rack
 - Spacious linen closet

- 4 generously sized bedrooms and 2 full bathrooms
- Huge bonus room
- Fully walk-up attic with ample storage or ability to be finished for additional square footage

Exterior Features:

- Situated on a Southwest facing, .75 acre level and private backyard with mature trees
- Space for a future pool
- Separate workshop/storage area behind garage
- Newly painted deck with patio area for grilling
- Raised garden beds with watering station
- Entertainment area for kids including playset, zipline, slack line, and tree swing
- Orbit smart irrigation system
- Newly encapsulated crawlspace with drainage system with optional lifetime warranty
- Yard has been newly landscaped and power washed

Neighborhood Amenities:

Andover Place offers resort-style amenities including:

- Community pool with lifeguard & clubhouse available for private events
- Tennis & basketball courts (newly resurfaced)
- Greenway access
- Flat, walkable streets
- Home is just a 2-minute walk to pool
- Farragut School Zones
- Minutes to I-40 and Turkey Creek

Updates made by Homeowner:

- Full Kitchen Renovation (2025)
- Master Bathroom Renovation (2025)
- Interior Wall and Deck Painting (2025)
- Crawlspace Encapsulation with Sump Pump (2025)
- Remodel of downstairs and upstairs bathroom with Hansgrohe German fixtures (2018-2025)
- Custom made Thermatru front door (2024)
- New Okna windows throughout the home with half screens, child locks, and easy tilt in for cleaning with lifetime warranty (2023)
- New Okna sliding doors with sliding screens and double door locks (2023)
- New downspouts and gutters by garage (2022)
- New Ceiling Fans in bedrooms (2023)
- Liftmaster Garage Door Opener (2022) and Clopay Garage Door (2021)
- New irrigation Backflow (2021)
- HVAC Units replaced (2021) with Wifi Thermostats (2020)
- New GE Profile Wi-Fi Enabled Fridge with Hot Water and Coffee Dispenser (2021)
- Carpets Replaced (2021)
- Exterior of home painted (2020)
- Added Hardwood to Living Room and Stairs (2016)
- All New Plumbing Inside and Out (2016)
- Sellers offering a 1-year Home Warranty through America's Preferred Home Warranty

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

Provided as a courtesy of

Hilary Tyler

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

Unit #:
Lot #:
Blk #:
Subdivision: Andover Place

Total Tax: \$2,073.81
List Number: 1298390

# Bedrooms: 5	SqFt - Total (Aprox): 4,153	Community:	HOA: Mandatory
Baths - Full: 4	SqFt - Main Lvl: 1,897	Restrictions: Yes	HOA Fee: \$850.00
Baths - 1/2: 0	SqFt - Down Lvl: 0	# Fireplace: 1	HOA Freq: Yearly
# of Rooms: 11	SqFt - 2nd Flr Lvl: 2,256	New Construction:	HOA Contact: https://andoverplace.org
Lot Dimensions:	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: Yes
Acres: 0.75	SqFt - Source: Appraiser	Year Built: 1991	# of Units:
Site Built: Yes	Extra Storage: Yes	High School: Farragut	Position of Unit:
Elem. School: Farragut Primary	Middle School: Farragut		Auction Y/N: No

Atchd/Dtchd Type: Detached
Type: 2 Story
Style: Traditional
Construction: Brick
Siding: Brick
Garage/Parking: Garage Spaces: 2;
Garage Door Opener; Garage Faces Side;
Main Level
Basement: Crawl Space; Outside Entr.
Only
Lot Description: Level; Private
Sewer: Public Sewer
Water: Public

View: Country Setting
Fireplace: Brick; Gas Log; Gas
Floors: Carpet; Hardwood; Tile
Fuel: Electric; Gas (Natural)
Heat: Ceiling; Central
Cooling: Ceiling Fan(s); Central Cooling; Zoned
Appliances: Central Vacuum; Dishwasher; Disposal;
Microwave; Range; Refrigerator; Self Cleaning Oven;
Smoke Detector
Other Rooms: Bedroom Main Level; Breakfast Room;
Den/Study; Extra Storage; Family Room;
Laundry/Utility; Office; Workshop

Misc Features: Trey Ceiling; Walk-in Shower; Walk-In
Closet(s); Washer/Dryer Connect
Exterior Features: Deck; Doors - Energy Star;
Irrigation System; Patio; Prof Landscaped; Window -
Energy Star
Dining Area: Breakfast Bar; Eat-in Kitchen; Formal
Dining Area
Community Amenities: Club House; Picnic/Barbeque
Area; Playground; Swimming Pool; Tennis Courts;
Other - See Remarks
Association Fee Incl: All Amenities
Possession:
New Financing: Cash; Conventional; FHA; VA Loan
Outbuildings:

Directions: N Campbell Station Road, turn right onto Grigsby Chapel Rd. Turn Right onto Smith Road. Turn Right onto Andover Blvd. House on Right.
Public Remarks: Welcome to this tastefully updated two-story traditional home on a flat, 0.75-acre lot in the sought-after Andover Place neighborhood—zoned for top-rated Farragut schools. With generous room sizes, classic design, and thoughtful updates throughout, this home offers the perfect setting to live, work, and play. The main level features 10-foot ceilings and hardwood flooring, creating a warm and inviting feel. You'll find a formal living room, formal dining room, and a spacious family room with gas log fireplace—plus a main-level bedroom or home office with a full bath, offering flexibility for guests or work-from-home needs. The brand new completely renovated kitchen is a showstopper, showcasing European-style cabinetry, new Wi-Fi-enabled appliances, quartz counters with full-height backsplash, a waterfall-edge bar top, drink fridge, and updated light fixtures. Upstairs offers four additional bedrooms, including a large primary suite with a brand new beautifully designed spa-like bathroom with walk-in shower, plus a huge bonus room perfect for play, media, or additional living space. A fully walk-up attic provides ample storage or additional space to finish, and the entire home has been freshly painted, with new Okna windows throughout, a new front door, and updated bathrooms. Two new HVAC units with wireless thermostats, central vacuum system, and a newly encapsulated crawlspace ensure year-round comfort and peace of mind. The oversized backyard is level and private, featuring raised garden beds and a designated play area—offering plenty of space to relax, entertain, or even add a pool. The main-level two-car garage includes a separate workshop or storage area at the rear, perfect for hobbies, tools, or extra gear. This home is a short walk to all the incredible Andover Place amenities which include a neighborhood pool, clubhouse, tennis, pickleball, and basketball courts, Greenway access, and flat streets perfect for walking and biking. Conveniently located near parks, shopping, and dining, this home has everything you need and more.

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

List Price/SqFt: \$235.73

Status: Active **Listing Price:** 979,000