

## 1439 Charlottesville Blvd, Knoxville TN 37934

With its stately Jeffersonian architecture and commanding lakefront setting, this 6-bedroom, 7 full and 3 half-bath estate is one of the most recognizable homes in all of Jefferson Park. Spanning over 10,000 square feet across four finished levels—all accessible by elevator—this exceptional home blends timeless architectural design with modern luxury and thoughtful updates throughout.

### Main Level

- Grand arched double doors leading into a 12-foot marble-floored foyer
- Dramatic double staircase and cathedral chandelier
- Richly appointed home office with gas fireplace and coffered ceilings
- Formal dining room with elegant detailing
- Great room with soaring ceilings and a wall of windows framing **panoramic views of Fort Loudoun Lake**
- Gourmet chef's kitchen with high-end appliances, opening into a cozy keeping room
- Separate catering kitchen for entertaining and events
- **Primary Suite** with private lake-view deck
  - Spa-like bathroom with new tiled shower, Toto toilet, heated floors, and soaking tub
- 2 Powder rooms (half-bath) and main-level laundry
- 3 car side entry garage with Tesla EV charger in the 3-car garage

### Second Level

- Four spacious **ensuite bedrooms**, each with its own spa-like bathroom
- Ideal setup for family, guests, or multigenerational living
- Location for stackable washer/dryer on upper level

### Third Level (Finished Attic Retreat)

- Private flex space—perfect for a home office, creative studio, or guest retreat
- Hardwood floors and upgraded lighting throughout
- Juliet balcony
- May be used as temperature controlled storage

### Lower Level / Walkout Basement

- Heated indoor saltwater pool and spa with separate bathroom and shower
- Theater room featuring a new 8K high-density projector and screen and surround sound – furniture conveys
- Full kitchen and guest suite—ideal for long-term visitors or entertaining
- Expansive recreation and lounge space with additional half bath
- Rough-in for a wet-bar
- Walkout to covered paver patio and professionally landscaped backyard

### Exterior Features

- Fully deck with ceiling and paver patio beneath
- Professionally landscaped grounds including sod, drainage, and irrigation
- **Celebrity Greens chipping and putting green**
- Rip-rap shoreline with a **dock-ready lakefront lot**
- Peaceful views of Fort Loudoun Lake, part of the Tennessee River system

**Community Amenities:**

- Neighborhood pool, pavilion, and boat docking facilities
- Lighted walking trails and a future greenway connection
- Access to the Davis Family YMCA, located at the community entrance
- Directly across from Concord Park, offering additional lakefront recreation
- Northshore Elementary, Farragut MS, Farragut HS

**Over \$1,000,000 in recent updates**, including:

- New composite deck with ceiling and pavers underneath (2024)
- New roof, gutters, and soffits (2023)
- New HVAC systems (2023)
- New Navien tankless hot water heaters and circulation tank (2023)
- Whole house water filtration and reverse osmosis (2023)
- New hardwood floors in the primary suite and basement (2023)
- Custom electronic shades on the main level (2021)
- New marble in foyer (2023)
- New carpet in bedrooms (2023)
- Updated driveway pavers and installed drainage system (2023)
- Full interior repaint (2023)
- Rebuilt front steps and added wrought iron railing (2023)
- New pool heater (2023)
- Installed Rip-Rap at shoreline (2023)
- Landscaping by Sixtos Landscaping and updated irrigation system by Rainscapes (2023)
- New lighting, intricate wall sconce lighting, stair lighting, and ceiling fans throughout home (2023)
- 3 windows replaced (2023) and exterior door in basement (2025)
- Renovated primary bath; new tiled shower, tub railing, lighted mirrors and Toto toilet (2023)
- Replaced and professionally maintained stucco exterior by Richard Cook (2022)
- Spray foam insulation throughout (2022)
- Celebrity Greens chipping and putting green (2022)
- Whole-home surround sound and security system (HIS Security, 2022)
- Re-stained double staircase, front doors, and garage (2022)
- Installed 8 OLEG high density projector screen and projector and surround sound (2021)
- Tesla charging station in garage (2021)
- Current termite protection plan with Urbanex

**Conveyances:**

Pool equipment

Washer and dryer

TV in pool room

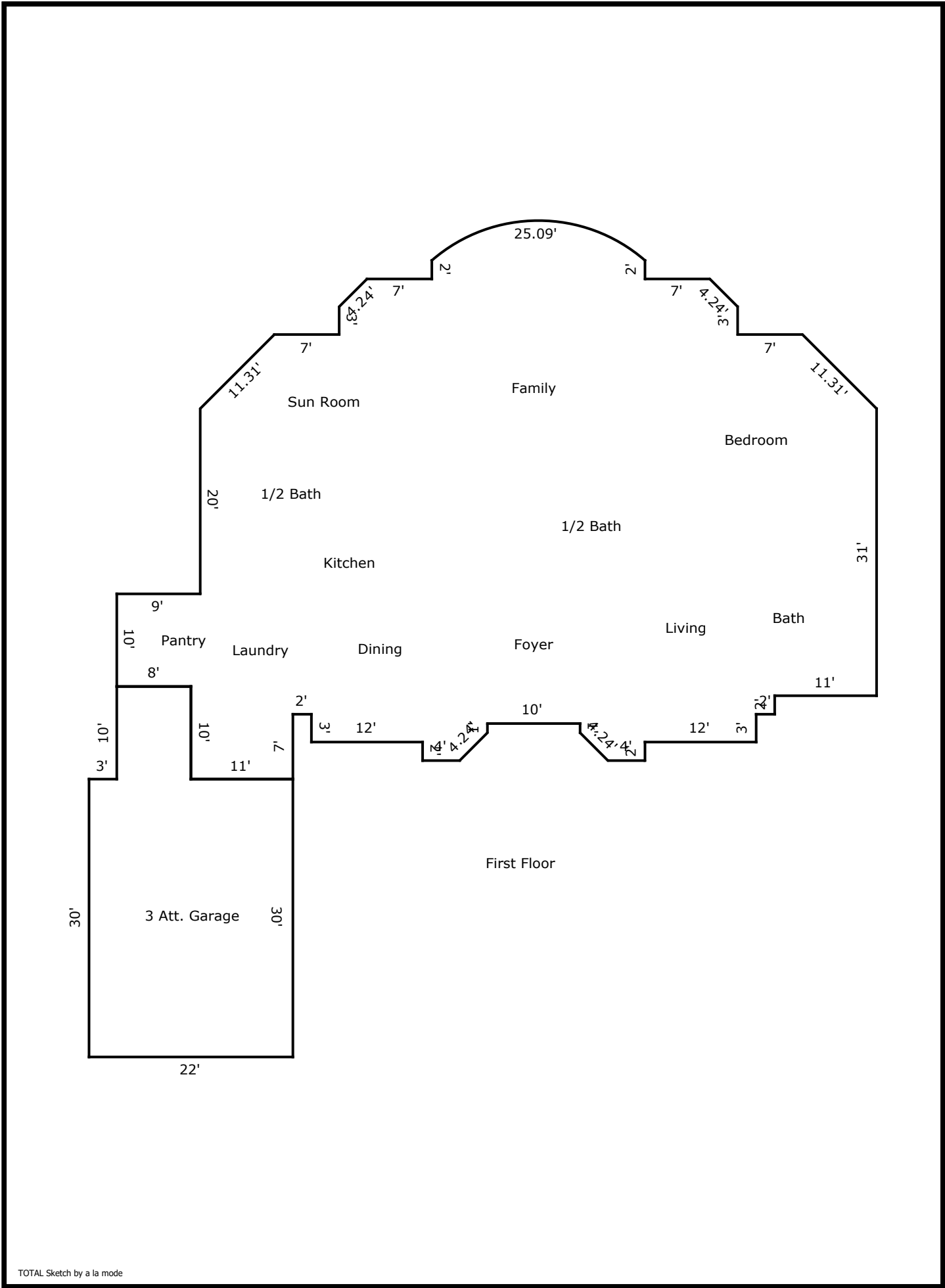
All theater equipment (furniture, projector, audio equipment)

Security cameras and equipment

*All information deemed reliable but not guaranteed. Buyers/buyer's representative to confirm all information. Dates are approximate.*

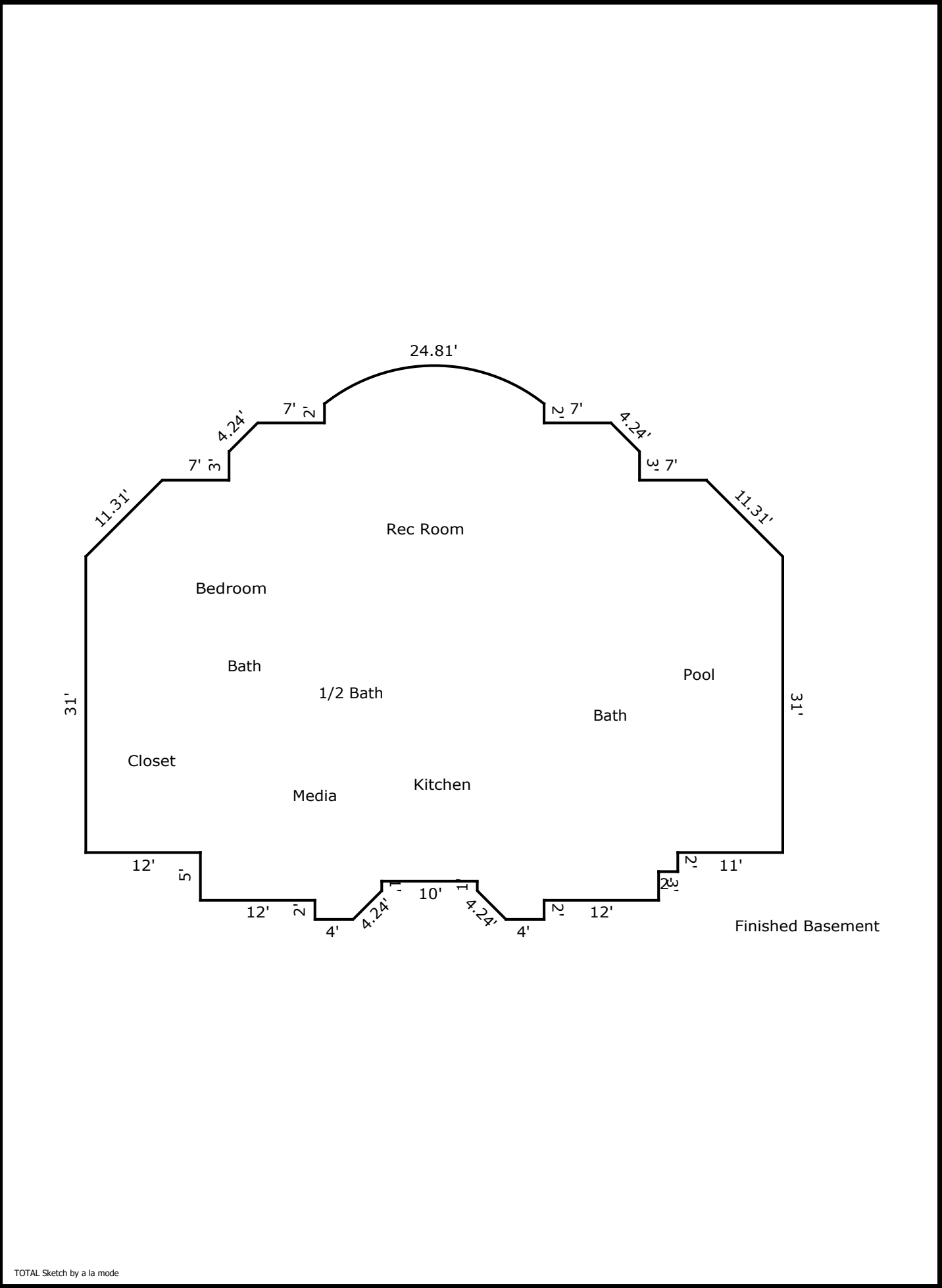
Building Sketch (Page - 1)

Borrower	N/A					
Property Address	1439 Charlottesville Blvd					
City	Knoxville	County	Knox	State	TN	Zip Code 37922
Lender/Client	Lisa Sinclair					



Building Sketch (Page - 2)

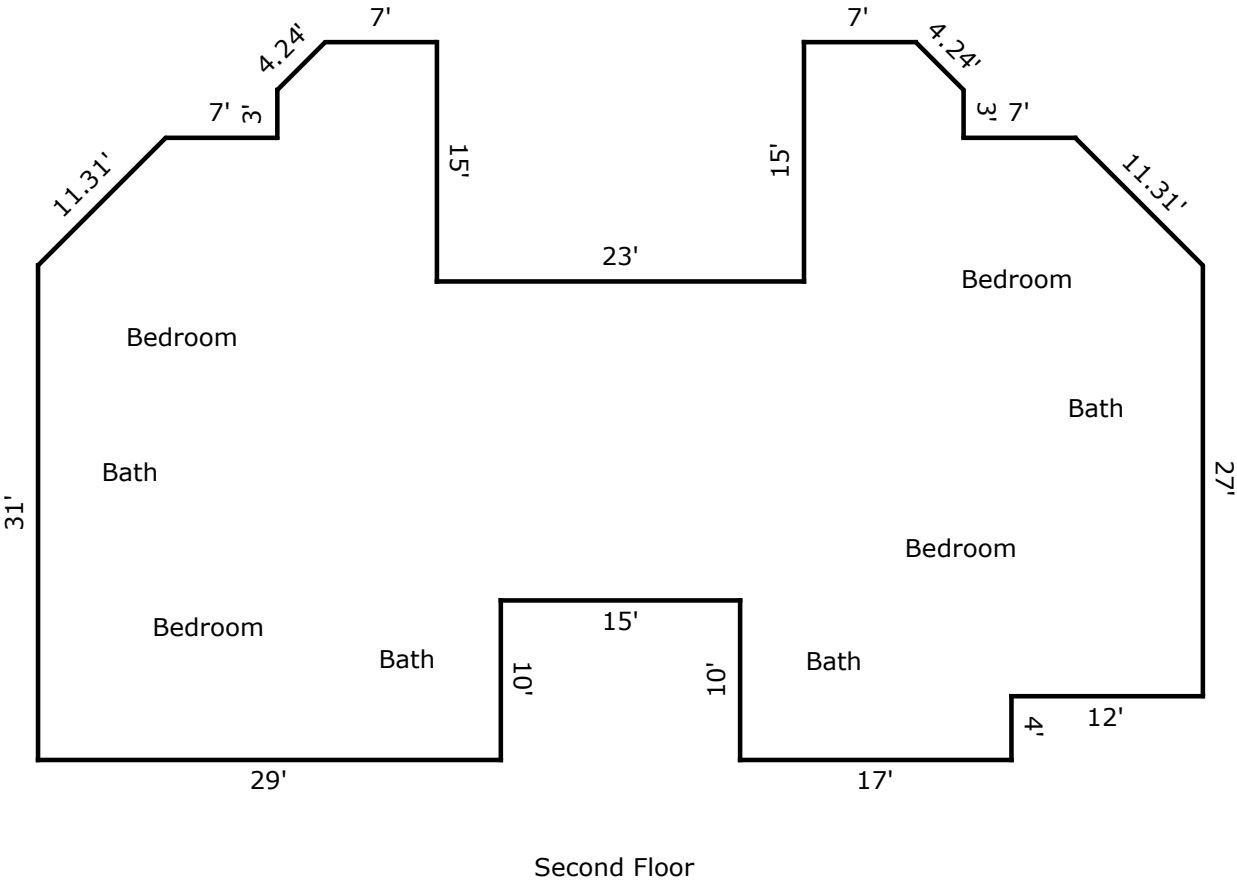
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TOTAL Sketch by a la mode

Building Sketch (Page - 3)

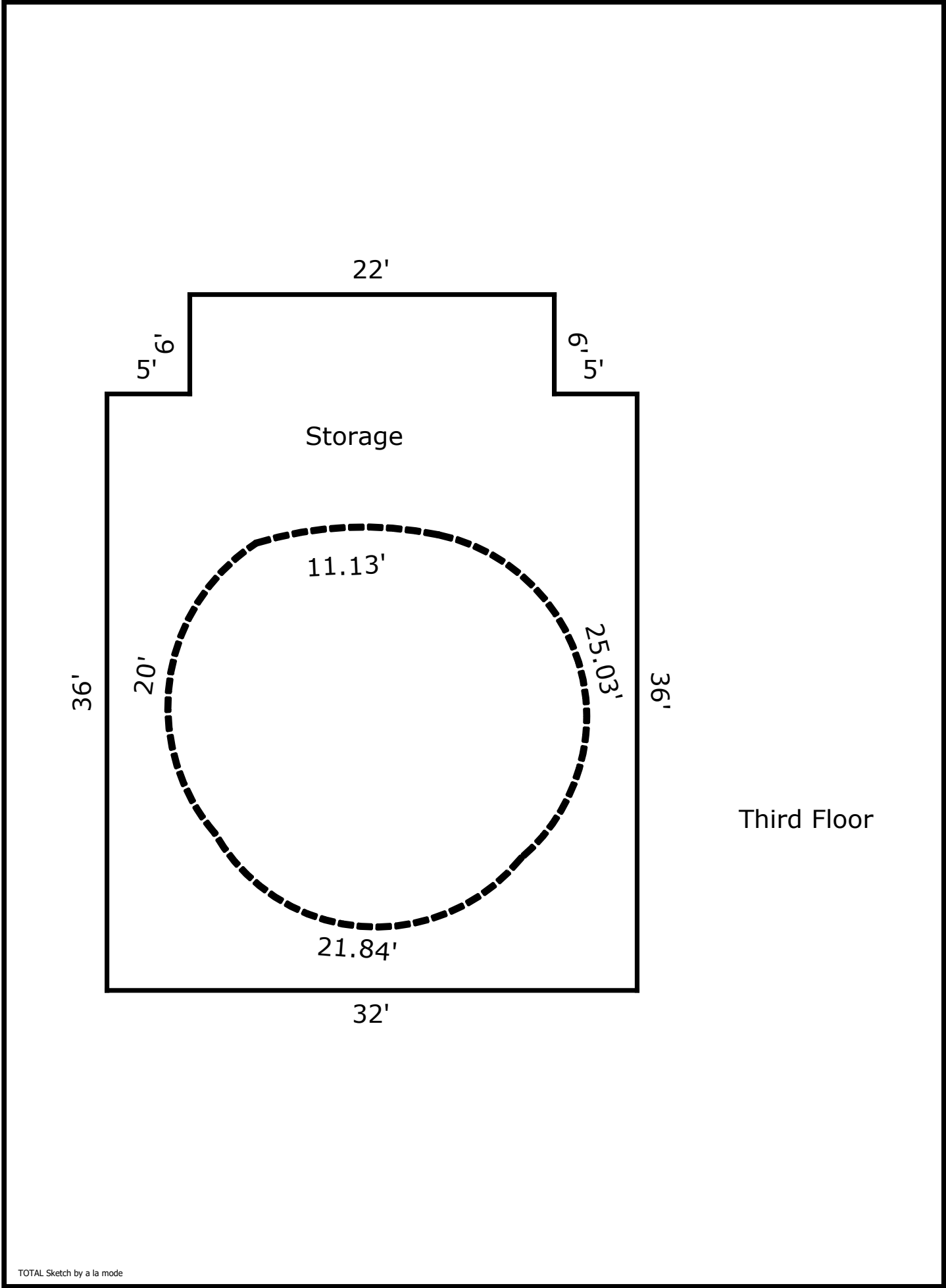
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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	3582.74 Sq ft	23 × 2	= 46
		0.5 × 3 × 3	= 4.5
		0.5 × 3 × 3	= 4.5
		37 × 3	= 111
		43 × 3	= 129
		0.5 × 8 × 8	= 32
		0.5 × 8 × 8	= 32
		57 × 8	= 456
		73 × 20	= 1460
		82 × 10	= 820
		74 × 1	= 74
		63 × 2	= 126
		48 × 1	= 48
		19 × 1	= 19
		0.5 × 1 × 1	= 0.5
		18 × 1	= 18
		0.5 × 2 × 2	= 2
		4 × 2	= 8
		19 × 1	= 19
		0.5 × 1 × 1	= 0.5
		18 × 1	= 18
		0.5 × 2 × 2	= 2
		4 × 2	= 8
		11 × 7	= 77
		Arc	= 67.74
Second Floor	2489 Sq ft	17 × 4	= 68
		29 × 10	= 290
		29 × 6	= 174
		73 × 20	= 1460
		15 × 7	= 105
		18 × 1	= 18
		10 × 8	= 80
		0.5 × 8 × 8	= 32
		3 × 3	= 9
		0.5 × 3 × 3	= 4.5
		15 × 7	= 105
		18 × 1	= 18
		10 × 8	= 80
		0.5 × 8 × 8	= 32
		3 × 3	= 9
		0.5 × 3 × 3	= 4.5
Third Floor	1284 Sq ft	22 × 6	= 132
		36 × 32	= 1152
Undefined Area	-481.16 Sq ft	0.5 × 19.09 × 5	= 47.74
		17.7 × 11	= 194.73
		0.5 × 0.89 × 11	= 4.91
		0.5 × 11 × 0.5	= 2.75
		0.5 × 17.7 × 2.5	= 22.13
		Negative Arc	= 49.02
		Negative Arc	= 5.16
		Negative Arc	= 90.84
		Negative Arc	= 63.89
Total Living Area (Rounded):		6875 Sq ft	
Non-living Area			
3 Car Attached	740 Sq ft	8 × 10	= 80
		30 × 22	= 660
Fin Basement	3383.79 Sq ft	23 × 2	= 46
		0.5 × 3 × 3	= 4.5
		0.5 × 3 × 3	= 4.5
		37 × 3	= 111
		43 × 3	= 129
		0.5 × 8 × 8	= 32
		0.5 × 8 × 8	= 32
		57 × 8	= 456
		73 × 31	= 2263
		50 × 2	= 100
		48 × 1	= 48
		19 × 1	= 19
		0.5 × 1 × 1	= 0.5
		18 × 1	= 18
		0.5 × 2 × 2	= 2
		4 × 2	= 8
		19 × 1	= 19
		0.5 × 1 × 1	= 0.5
		18 × 1	= 18
		0.5 × 2 × 2	= 2
		4 × 2	= 8