

1300812 Coming Soon - No Showings **Coming Soon** Single Family

12534 Daisy Field Lane, Knoxville, TN 37934

\$1,389,000

Provided as a courtesy of

**Hilary Tyler**

105 Center Park Dr Ste 102  
Knoxville, TN 37922  
865-862-6161

hilary@slymanrealestate.com

**Slyman Real Estate**

105 Center Park Dr Ste 102  
Knoxville, TN 37922  
865-862-6161



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

**Unit #:**  
**Lot #:** 6  
**Blk #:**  
**Subdivision:** Split Rail Farm Unit 2

**Total Tax:** \$3,406.37  
**List Number:** 1300812

<b># Bedrooms:</b> 6	<b>SqFt - Total (Aprox):</b> 5,663	<b>Community:</b>	<b>HOA:</b> Mandatory
<b>Baths - Full:</b> 5	<b>SqFt - Main Lvl:</b> 2,074	<b>Restrictions:</b> Yes	<b>HOA Fee:</b> \$73.33
<b>Baths - 1/2:</b> 0	<b>SqFt - Down Lvl:</b> 2,065	<b># Fireplace:</b> 1	<b>HOA Freq:</b> Monthly
<b># of Rooms:</b> 17	<b>SqFt - 2nd Flr Lvl:</b> 1,524	<b>New Construction:</b>	<b>HOA Contact:</b> 865-558-3030
<b>Lot Dimensions:</b> 80 x 143 x IRR	<b>SqFt - 3rd Flr Lvl:</b> 0	<b>Property Status:</b> N/A	<b>Bonus Room:</b> Yes
<b>Acres:</b> 0.26	<b>SqFt - Source:</b> Appraiser	<b>Year Built:</b> 2022	<b># of Units:</b>
<b>Site Built:</b> Yes	<b>Extra Storage:</b> Yes	<b>High School:</b> Farragut	<b>Position of Unit:</b>
<b>Elem. School:</b> Farragut Primary	<b>Middle School:</b> Farragut		<b>Auction Y/N:</b> No

**Atchd/Dtchd Type:** Detached  
**Type:** 2 Story Basement  
**Style:** Craftsman; Other  
**Construction:** Frame - Brick; Other  
**Siding:** Brick; Other  
**Garage/Parking:** Garage Spaces: 2; Attached; Garage Door Opener; Garage Faces Side; Main Level  
**Basement:** Finished; Walkout  
**Lot Description:** Level; Rolling Slope  
**Sewer:** Public Sewer  
**Water:** Public

**View:**  
**Fireplace:** Gas Log  
**Floors:** Carpet; Hardwood; Tile  
**Fuel:** Electric; Gas (Natural)  
**Heat:** Central; Forced Air; Heat Pump; Zoned  
**Cooling:** Central Cooling  
**Appliances:** Central Vacuum; Dishwasher; Disposal; Dryer; Gas Cooktop; Microwave; Security Alarm; Self Cleaning Oven; Smoke Detector; Tankless Water Heater; Washer  
**Other Rooms:** Addl Living Quarter; Basement Rec Room; Bedroom Main Level; Den/Study; Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office; Rough-in-Room; Split Bedroom

**Misc Features:** Kitchen Island; Pantry; Walk-in Shower; Walk-In Closet(s); Washer/Dryer Connect; Wired for Internet  
**Exterior Features:** Deck; Doors - Energy Star; Doors - Storm; Fenced - Yard; Irrigation System; Patio; Porch - Covered; Prof Landscaped; Window - Energy Star; Windows - Aluminum; Windows - Insulated  
**Dining Area:**  
**Community Amenities:** Architect Restricted  
**Association Fee Incl:**  
**Possession:**  
**New Financing:** Cash; Conventional; FHA; New Loan; VA Loan  
**Outbuildings:**

**Directions:** W on Kingston Pk to (R) on Everett. Continue on Everett to (L) on Split Rail, 3rd exit on the traffic circle.

**Public Remarks:** Better than new and move-in ready, this stunning basement home offers nearly \$200,000 in upgrades by the current owner and is in the highly desirable Split Rail community in Farragut. Designed with both style and functionality in mind, the main level features hardwood floors, crown molding, wood beams in ceilings, with recessed lighting, and elegant Hunter Douglas and Alta motorized shades. The open-concept layout includes a formal dining room, a spacious living area with built-ins surrounding the fireplace, and a kitchen featuring a gas cooktop, ample cabinetry, and generous prep space. A main-level master suite and a second bedroom with a full bath offer comfortable one-level living, while a thoughtfully designed office nook with built-in dual desks provides a perfect remote work solution without sacrificing bedroom space. A laundry room and drop zone off the garage offers additional convenience. Upstairs, you'll find two additional bedrooms sharing a Jack and Jill bath - along with a large bonus room (could be used as a 7th bedroom). There is also a full bath accessible by the hallway and a cozy loft area ideal for reading or relaxing. A walk-in attic provides valuable extra storage. The layout and space throughout the home offer incredible flexibility for a variety of lifestyles and needs. The walk-out basement is fully finished with durable luxury vinyl flooring and recessed lighting, and includes a den, two additional bedrooms with a full bath, and two versatile rooms ideal for a gym, office, or storage. An additional space is pre-wired and plumbed for a washer and dryer, making it perfect for a future kitchenette, wet bar, or second laundry room - ideal for multigenerational living or guest accommodations. A reinforced safe room with a specialty security door provides peace of mind and secure storage. Additional features include custom built-in closet systems throughout all closets, custom blinds throughout, spray foam insulation, three gas HVAC units, a tankless water heater, built-in central vacuum, and a spacious garage with an EV charger and overhead storage rack. Outdoor living is equally impressive, with a fully fenced backyard featuring three locking gates, a composite deck with partial covering and stairs to the patio, and a full irrigation system and professional landscaping by Wildwood Design. Smart-home features include WiFi-enabled thermostats and a security system. Pool plans were made by the seller, with electrical wiring in place ready to power pool equipment - design documents will convey to the buyer for seamless execution of a custom backyard retreat.

**Start Showing Date** 05/17/2025

Name	Office	Primary Phone/Fax	Office Phone	E-mail
()	()			

**Exclusive Agency:** No

**List Price/SqFt:** \$245.28

**Status:** Coming Soon - No Showings  
**Agent Days On Market:**  
**Cumulative Days On Market:**

**Listing Price:** 1,389,000