

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 #:** 31  
**Blk #:**  
**Subdivision:** Fox Run**Total Tax:** \$2,830.61  
**List Number:** 1301912**# Bedrooms:** 5  
**Baths - Full:** 4  
**Baths - 1/2:** 1  
**# of Rooms:** 12  
**Lot Dimensions:** 115 x 175  
**Acres:** 0.46  
**Site Built:** Yes  
**Elem. School:** Farragut Primary**SqFt - Total (Aprox):** 5,756  
**SqFt - Main Lvl:** 2,219  
**SqFt - Down Lvl:** 1,493  
**SqFt - 2nd Flr Lvl:** 2,043  
**SqFt - 3rd Flr Lvl:** 0  
**SqFt - Source:** Appraiser  
**Extra Storage:** Yes  
**Middle School:** Farragut**Community:**  
**Restrictions:** Yes  
**# Fireplace:** 3  
**New Construction:**  
**Property Status:** N/A  
**Year Built:** 1994  
**High School:** Farragut**HOA:** Mandatory  
**HOA Fee:** \$400.00  
**HOA Freq:** Yearly  
**HOA Contact:** tnfoxrun.org  
**Bonus Room:** Yes  
**# of Units:**  
**Position of Unit:**  
**Auction Y/N:** No**Atchd/Dtchd Type:** Detached  
**Type:** 2 Story Basement  
**Style:** Traditional  
**Construction:** Frame  
**Siding:** Stone; Synthetic Stucco  
**Garage/Parking:** Garage Spaces: 3;  
Attached; Basement; Garage Door  
Opener; Garage Faces Side  
**Basement:** Finished; Walkout  
**Lot Description:** Cul-De-Sac; Level;  
Private; Rolling Slope; Wooded  
**Sewer:** Public Sewer  
**Water:** Public**View:** Wooded  
**Fireplace:** Gas Log  
**Floors:** Carpet; Hardwood; Tile  
**Fuel:** Electric; Gas (Natural)  
**Heat:** Central  
**Cooling:** Central Cooling  
**Appliances:** Central Vacuum; Dishwasher; Disposal;  
Intercom; Microwave; Range; Refrigerator; Security  
Alarm; Self Cleaning Oven; Smoke Detector  
**Other Rooms:** 2nd Rec Room; Breakfast Room;  
Den/Study; Family Room; Laundry/Utility; Mstr Bdrm  
Main Level; Office; Workshop**Misc Features:** DSL Available; Kitchen Island; Pantry;  
Walk-in Shower; Washer/Dryer Connect; Whirlpool Tub  
**Exterior Features:** Cable Available (TV Only); Deck;  
Fence - Wood; Fenced - Yard; Patio; Pool - Swim  
(Ingrnd); Porch - Covered; Window - Energy Star  
**Dining Area:** Eat-in Kitchen; Formal Dining Area  
**Community Amenities:** Architect Restricted; Club  
House; Picnic/Barbeque Area; Sidewalks; Swimming  
Pool; Tennis Courts  
**Association Fee Incl:**  
**Possession:**  
**New Financing:** Cash; Conventional; New Loan  
**Outbuildings:****Directions:** Kingston Pk to Everett Rd, (L) on Union. (R) into Fox Run Subdivision, (R) on Comblain to top of the hill. (L) on Vancurry, home will be on the right.**Public Remarks:** Nestled on a private, wooded backdrop in the desirable Fox Run neighborhood, this spacious basement home backs to over 10 acres of common area offering privacy and room to grow. Enjoy summer days by the in-ground saltwater pool and cozy movie nights in your private theater room. With a flexible layout and over 5,700 finished square feet, this property offers incredible potential for a buyer ready to create their ideal space. The main level features a primary suite, family room with gas fireplace, formal dining room, dedicated office, and an updated eat-in kitchen. Upstairs, each of the three bedrooms has its own ensuite bath, and one includes a finished bonus space with skylight—perfect for a playroom, study area, or creative retreat. An additional bonus room upstairs adds more versatility. The walk-out basement offers a movie room with stadium seating and projector screen, rec space with a gas fireplace, and a bedroom with full bath. You'll also find a large unfinished workshop with double doors to the backyard, plus a separate flex room ideal for a gym or home office. Other features include: extra-tall garage that could accommodate car lifts with new epoxy floor and 240V outlet for EV charging, custom closet systems throughout, and a main-level laundry/mudroom off the side entry. Located in Fox Run, one of Farragut's most sought-after communities, with access to greenways, neighborhood pools, clubhouse, tennis courts, and more. Zoned for all Farragut schools and just minutes from I-40, this home is ready for its next chapter. SHOWINGS START FRIDAY, May 23! Open House Saturday May 24 from 2-4pm

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

**Exclusive Agency:** No**List Price/SqFt:** \$217.16**Status:** Active  
**Agent Days On Market:** 5  
**Cumulative Days On Market:** 5  
**Listing Price:** 1,250,000Information is deemed to be reliable, but is not guaranteed. © 2025 [East Tennessee Realtors®](#) and [FBS](#). Prepared by Hilary Tyler on Tuesday, May 27, 2025 2:35 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.