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Slyman Real Estate105 Center Park Dr Ste 102
Knoxville, TN 37922
865-862-6161**Property Sub-Type:** Residential
Area: Knox County - 1**Unit #:**
Lot #: 17R
Blk #:
Subdivision: Glen At Hardin Valley**Total Tax:** \$2,113.44
List Number: 1309050

# Bedrooms:	4	SqFt - Total (Aprox):	2,800	Community:		HOA:	Mandatory
Baths - Full:	3	SqFt - Main Lvl:	2,265	Restrictions:	Yes	HOA Fee:	\$450.00
Baths - 1/2:	0	SqFt - Down Lvl:	0	# Fireplace:	1	HOA Freq:	Yearly
# of Rooms:	8	SqFt - 2nd Flr Lvl:	535	New Construction:		HOA Contact:	865-679-3219
Lot Dimensions:		SqFt - 3rd Flr Lvl:	0	Property Status:	N/A	Bonus Room:	Yes
Acres:	0.4	SqFt - Source:	Tax Records	Year Built:	2023	# of Units:	
Site Built:	Yes	Extra Storage:	Yes	High School:	Hardin Valley Academy	Position of Unit:	
Elem. School:	Hardin Valley	Middle School:	Hardin Valley			Auction Y/N:	No

Atchd/Dtchd Type: Detached**Type:** 1 1/2 Story**Style:** Traditional**Construction:** Brick; Frame - Brick**Siding:** Brick; Stone; Vinyl**Garage/Parking:** Garage Spaces: 3; Attached; Garage Door Opener; Garage Faces Side; Main Level**Basement:** Slab**Lot Description:** Private; Rolling Slope**Sewer:** Public Sewer**Water:** Public**View:****Fireplace:** Gas Log; Insert**Floors:** Carpet; Hardwood; Tile**Fuel:** Electric; Gas (Natural)**Heat:** Central**Cooling:** Central Cooling**Appliances:** Dishwasher; Microwave; Range;

Self Cleaning Oven; Smoke Detector

Other Rooms: Breakfast Room; Extra Storage;

Great Room; Mstr Bdrm Main Level

Misc Features: Kitchen Island; Pantry; Walk-In Closet(s); Washer/Dryer Connect**Exterior Features:** Irrigation System; Porch - Covered; Windows - Insulated**Dining Area:** Breakfast Room; Formal Dining Area; Kitchen/Dining Rm Co**Community Amenities:** Architect Restricted; Sidewalks**Association Fee Incl:****Possession:****New Financing:** Cash; Conventional**Outbuildings:****Directions:** Pellissippi Pkwy to Hardin Valley exit, (L) on Hardin Valley, (R) on Brooke Willow (The Glen at Hardin Valley) to house on the left

Public Remarks: Main-level living, a rare large lot, and unbeatable Hardin Valley location—welcome to 2507 Brooke Willow Blvd. Built in 2023, this nearly new home offers the best of modern convenience with a thoughtful layout designed for everyday living. The main level features hardwood floors throughout, a spacious open floorplan, and three bedrooms—including the primary suite—all on the first floor. The primary suite is generously sized, with two walk-in closets and a well-appointed en-suite bath, offering both comfort and functionality. The laundry room is conveniently located just steps away and includes extensive cabinetry for storage and organization. The kitchen features modern finishes, granite countertops, a tile backsplash, gas range, pantry, and cabinetry on both sides of the island for added storage and convenience. A dedicated dining area is surrounded by windows on the side and rear—including transom-style windows up high—bringing in abundant natural light. A built-in drop zone off the garage adds everyday practicality, while the fireplace in the family room creates a warm and inviting atmosphere. Blinds are already installed on windows throughout the home, providing comfort and privacy from day one. The home also includes a whole-house water filtration system and reverse osmosis at the kitchen sink for clean, filtered water throughout. You'll find abundant storage throughout the home, including ample closet space and a 3-car garage with plenty of room for tools, hobbies, or extra belongings. Upstairs, a fourth bedroom or bonus room with a full bath offers excellent separation of space—perfect for guests, a home office, or playroom. Outside, enjoy a rare .4-acre lot with a generous side yard and private covered patio—ideal for relaxing or entertaining. Located in The Glen at Hardin Valley, you'll love the easy access to top-rated schools, nearby shopping, and the Pellissippi Parkway. You're just minutes from everything—Costco, Walmart, Turkey Creek, and more—while still tucked into a quiet, well-kept neighborhood. *Professional photos will be uploaded on 7/19. Showings start 7/19. Open House Sunday 7/20 from 2-4pm

Start Showing Date 07/19/2025

Name	Office	Primary Phone/Fax	Office Phone	E-mail
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Concessions: Yes**Exclusive Agency:** No**List Price/SqFt:** \$266.07**Status:****Agent Days On Market:****Cumulative Days On Market:**

Active

2

2

Listing Price:

745,000

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