

Provided as a courtesy of  
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**Slyman Real Estate**  
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Knoxville, TN 37922  
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**Property Sub-Type:** Residential  
**Area:** Knox County - 1

**Unit #:**  
**Lot #:**  
**Blk #:**  
**Subdivision:** Farrington

**Total Tax:** \$1,329.84  
**List Number:** 1310860

|   |                                    |                             |                          |
|---|------------------------------------|-----------------------------|--------------------------|
| <b># Bedrooms:</b> 4                      | <b>SqFt - Total (Aprox):</b> 2,724 | <b>Community:</b>           | <b>HOA:</b> Voluntary    |
| <b>Baths - Full:</b> 2                    | <b>SqFt - Main Lvl:</b> 1,228      | <b>Restrictions:</b> Yes    | <b>HOA Fee:</b> \$50.00  |
| <b>Baths - 1/2:</b> 1                     | <b>SqFt - Down Lvl:</b> 0          | <b># Fireplace:</b> 1       | <b>HOA Freq:</b> Yearly  |
| <b># of Rooms:</b> 8                      | <b>SqFt - 2nd Flr Lvl:</b> 1,186   | <b>New Construction:</b>    | <b>HOA Contact:</b> TBD  |
| <b>Lot Dimensions:</b> 100 X 258.12 X IRR | <b>SqFt - 3rd Flr Lvl:</b> 0       | <b>Property Status:</b> N/A | <b>Bonus Room:</b> Yes   |
| <b>Acres:</b> 0.49                        | <b>SqFt - Source:</b> Tax Records  | <b>Year Built:</b> 1981     | <b># of Units:</b>       |
| <b>Site Built:</b> Yes                    | <b>Extra Storage:</b>              | <b>High School:</b> Bearden | <b>Position of Unit:</b> |
| <b>Elem. School:</b> Blue Grass           | <b>Middle School:</b> West Valley  |                             | <b>Auction Y/N:</b> No   |

|   |  |   |
|---|--|---|
| <b>Atchd/Dtchd Type:</b> Detached<br><b>Type:</b> 2 Story<br><b>Style:</b> Traditional<br><b>Construction:</b> Block; Frame<br><b>Siding:</b> Stone; Wood<br><b>Garage/Parking:</b> Garage Spaces: 2<br><b>Basement:</b> Crawl Space<br><b>Lot Description:</b> Irregular Lot; Wooded<br><b>Sewer:</b> Public Sewer<br><b>Water:</b> Public | <b>View:</b><br><b>Fencing:</b> Wood<br><b>Fireplace:</b> Stone; Wood Burning<br><b>Floors:</b> Carpet; Hardwood; Parquet; Tile<br><b>Fuel:</b> Electric; Gas (Natural)<br><b>Heat:</b> Central<br><b>Cooling:</b> Central Cooling<br><b>Appliances:</b> Dishwasher; Disposal; Range; Refrigerator<br><b>Other Rooms:</b> Family Room; Laundry/Utility; Office | <b>Misc Features:</b> Kitchen Island; Pantry; Walk-In Closet(s); Washer/Dryer Connect<br><b>Exterior Features:</b> Deck; Patio; Porch - Screened<br><b>Dining Area:</b> Eat-in Kitchen; Formal Dining Area<br><b>Community Amenities:</b><br><b>Association Fee Incl:</b><br><b>Possession:</b><br><b>New Financing:</b> Cash; Conventional<br><b>Outbuildings:</b> |
|---|--|---|

**Directions:** Ebenezer to Farrington Drive.

**Public Remarks:** Set on a lovely wooded lot in a highly sought-after school district, this home offers great space and functionality in a very convenient location. The deep, fenced backyard provides privacy and outdoor enjoyment, featuring a screened porch and deck- there is also a new stone patio out front with a stone paved path. Inside, the large open foyer leads to a sunken living room with a fireplace and a separate dining room with a bold, moody vibe. A dedicated office with custom built-in bookcases provides an ideal work-from-home setup. The spacious kitchen includes quartz countertops, ample cabinet storage, and a bay window in the eat-in area. A laundry room is conveniently located off the kitchen. Upstairs, the primary bedroom features two closets and an updated en suite bathroom. Three additional bedrooms, a full hall bath, and a large bonus room that could also serve as a fifth bedroom complete the upper level. Plenty of room to make it your own—don't miss the opportunity to live in a desirable area with excellent schools and easy access to shopping, dining, and major routes. Buyer to verify all information, including sq footage. Farrington Residents are eligible to join the Benington Farrington Recreation Association each summer for an additional fees. This is not covered in HOA fees.

**Start Showing Date** 08/06/2025

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

**Exclusive Agency:** Yes

**List Price/SqFt:** \$211.09

**Status:**  
**Agent Days On Market:**  
**Cumulative Days On Market:**

Coming Soon - No Showings

**Listing Price:** 575,000

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