

**Slyman Real Estate**  
 105 Center Park Dr Ste 200  
 Knoxville, TN 37922  
 865-862-6161



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

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

**Total Tax:** \$424.00  
**List Number:** 1256973

|                                 |                                   |                             |                          |
|---------------------------------|-----------------------------------|-----------------------------|--------------------------|
| <b># Bedrooms:</b> 2            | <b>SqFt - Total (Aprox):</b> 804  | <b>Community:</b>           | <b>HOA:</b> No           |
| <b>Baths - Full:</b> 1          | <b>SqFt - Main Lvl:</b> 804       | <b>Restrictions:</b> No     | <b>HOA Fee:</b>          |
| <b>Baths - 1/2:</b> 0           | <b>SqFt - Down Lvl:</b> 0         | <b># Fireplace:</b> 0       | <b>HOA Freq:</b>         |
| <b># of Rooms:</b> 5            | <b>SqFt - 2nd Flr Lvl:</b> 0      | <b>New Construction:</b>    | <b>HOA Contact:</b>      |
| <b>Lot Dimensions:</b> 50 x 144 | <b>SqFt - 3rd Flr Lvl:</b> 0      | <b>Property Status:</b> N/A | <b>Bonus Room:</b> No    |
| <b>Acres:</b> 0.17              | <b>SqFt - Source:</b> Tax Records | <b>Year Built:</b> 1945     | <b># of Units:</b>       |
| <b>Site Built:</b> Yes          | <b>Extra Storage:</b> Yes         | <b>High School:</b> Central | <b>Position of Unit:</b> |
| <b>Elem. School:</b> Lonsdale   | <b>Middle School:</b> Northwest   |                             | <b>Auction Y/N:</b> Yes  |

|                                   |                                                                        |                                                             |                                             |
|-----------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------|
| <b>Atchd/Dtchd Type:</b> Detached | <b>View:</b> Mountain View                                             | <b>Misc Features:</b> Walk-in Closets; Washer/Dryer Connect | <b>Auction Date:</b> 04/11/2024             |
| <b>Type:</b> Ranch                | <b>Fireplace:</b> None                                                 | <b>Exterior Features:</b> Deck                              | <b>Auction Location:</b> online             |
| <b>Style:</b> Traditional         | <b>Floors:</b> Hardwood; Laminate                                      | <b>Dining Area:</b>                                         | <b>Auction Time:</b> 24/7                   |
| <b>Construction:</b> Frame        | <b>Fuel:</b> Electric                                                  | <b>Community Amenities:</b>                                 | <b>Bidder Must Qualify:</b> Yes             |
| <b>Siding:</b> Vinyl              | <b>Heat:</b> Central                                                   | <b>Association Fee Incl:</b>                                | <b>Buyers Premium:</b> Yes                  |
| <b>Garage/Parking:</b> None       | <b>Cooling:</b> Central Cooling                                        | <b>Possession:</b>                                          | <b>Open for Inspection Date:</b> 04/04/2024 |
| <b>Basement:</b> Crawl Space      | <b>Appliances:</b> Range; Refrigerator                                 | <b>New Financing:</b> Cash; Conventional                    | <b>Real Estate Only:</b> Yes                |
| <b>Lot Description:</b> Level     | <b>Other Rooms:</b> Family Room; Laundry/Utility; Mstr Bdrm Main Level | <b>Outbuildings:</b>                                        | <b>Remote Bidding:</b> Yes                  |
| <b>Sewer:</b> Public Sewer        |                                                                        |                                                             | <b>RE &amp; Personal Prop:</b> Yes          |
| <b>Water:</b> Public              |                                                                        |                                                             |                                             |

**Directions:** 640 to Western Avenue, E toward downtown, (L) on Texas

**Public Remarks:** ONLINE ONLY AUCTION now thru 4/11 at 12:00 p.m. Register to bid at [www.SlymanAuction.hibid.com](http://www.SlymanAuction.hibid.com). Great investment opportunity - strong rental history! One level two bedroom and 1 bath home. New Paint. Large lot. Owner/Agent

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

**Cooperation Comp:** 2%

**Exclusive Agency:** No

**Status:** Active

**Listing Price:**

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