

Provided as a courtesy of

Hilary Tyler

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Slyman Real Estate

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Property Sub-Type: Residential	Unit #:	Total Tax: \$528.60
Area: Anderson County - 30	Lot #: /0013	City Taxes: \$131.85
City/County: City Limits	Blk #:	County Taxes: \$396.74
PIN #: 074C A 006.00 000	In Sub: Yes	PUD Y/N: No
	Subdivision: McMillian	List Number: 1154593

# Bedrooms: 2	SqFt - Total (Aprox): 917	Community: Clinton	HOA: No
Baths - Full: 1	SqFt - Main Lvl: 917	Restrictions: Yes	HOA Fee: Yes
Baths - 1/2: 0	SqFt - Down Lvl: 0	# Fireplace: 0	HOA Freq:
# of Rooms: 4	SqFt - 2nd Flr Lvl: 0	New Construction:	HOA Contact: -
Lot Dimensions: 46 x 166M	SqFt - 3rd Flr Lvl: 0	Property Status: N/A	Bonus Room: No
Acres: 0.15	SqFt - Source: Tax Records	Year Built: 1939	# of Units:
Site Built: Yes	Extra Storage: No	High School: Clinton	Position of Unit:
Elem. School: Clinton	Middle School: Clinton		Auction Y/N: No

Atchd/Dtchd Type: Detached	View: City View	Misc Features: Washer/Dryer Connect
Type: Ranch	Fireplace: None	Exterior Features: Patio; Porch - Covered;
Style: Cottage; Traditional	Floors: Laminate	Windows - Insulated; Windows - Vinyl
Construction: Frame	Fuel: Gas (Natural)	Dining Area: Living Rm/Dining Rm
Siding: Cement; Vinyl	Heat: Forced Air	Community Amenities:
Garage/Parking: Main Level; Off-Street	Cooling: Ceiling Fan; Central Cooling	Association Fee Incl:
Parking: On-Street Parking; Side/Rear Entry	Appliances: Dishwasher; Disposal; Microwave; Range/Oven;	Possession: At Closing
Basement: Crawl Space	Refrigerator; Self Cleaning Oven; Smoke Detector	New Financing: Cash; Conventional; FHA;
Lot Description: Level Lot; Rolling	Other Rooms: Laundry/Utility; Mstr Bdrm Main Level	New Loan; VA Loan
Sewer: Public Sewer		Outbuildings:
Water: Public		Showing: See Agent Instructns; Sign on Property

Room Name	Level	Dimensions	Remarks
Master Bedroom	Main	11.11 x 9.9	NEW Windows, Opens to Bathroom, NEW Flooring
Bedroom 2	Main	8.1 x 9.9	NEW Windows, Freshly Painted, NEW Flooring
Kitchen	Main	12.5 x 8.4	NEW Stainless Appliances, NEWLY Tiled Backsplash
Other	Main	10.7 x 8.4	Bathroom - Remodeled, NEW Tiled Shower/Bath
Other	Main	23.3 x 6.6	REBUILT Covered Front Porch
Other	Main	37.3 x 11.4	REBUILT Rear Patio & Retaining Wall

Directions: From Clinton: Go NE on S Charles G Sevier/TN-61 towards E. Broad St for 1.09 miles. Go LT on Park Ave. Straight at Stop Sign. LT onto Medaris to #820 on RT. From I-75: Take Exit 122 Clinton/Norris. Go LT on TN-61. In 4.18 miles go RT onto Park Ave. Go LT onto Medaris. 820 Medaris on RT. SOP. (You can also go around the block, go RT, then RT on Cagle. Gravel Drive & Slyman Sign on the RT. (Park at the rear of home but walk to front, lockbox is on Front Door.)

Public Remarks: ADORABLE 2BR/1BA Cottage Style Home, 917 Sq. Ft. & All Brand NEW! Totally Remodeled 1-Level, w/Dbl. Lot. RARE Rear Driveway NEWLY Added. BRAND NEW Roof, NEW Rear Patio, NEW Front Porch & Stairs, Many NEW Windows & Newly Painted Interior & Exterior. Brand NEW Kitchen w/Stainless Appliances, Tiled Back Splash, & Butcher Block Counter. Cabinets Refurbished. Bathroom Remodeled w/Tiled Tub/Shower, Cabinets Refurbished. NEW Flooring, Lighting, Ceiling Fans, & Hardware. NEW HWH, NEW Interior & Exterior Doors. Back Yard Newly Graded, NEW Retaining Wall & French Drain. NEW REAR Exterior Wall for BR 2. Newly Landscaped w/Seeding & New Flower Beds Ready for Your Special Touch. HVAC Recently Serviced & Repaired. This Doll House is MOVE-IN Ready! Won't Last Long so Hurry!

Agent Instructions: Easy to Show! Call CSS for showings at 865-525-4999. No Online Bookings. No Overlapping Appointments. Turn off lights and lock all doors. Feedback is appreciated.

Call for Showing: 865-525-4999

Start Showing Date 05/29/2021

Name	Office	Primary Phone/Fax	Office Phone	E-mail
LA Cathy Morrison (313930)	Slyman Real Estate (1478)	865-405-3784 865-862-6160	865-862-6161	cathymorrison@me.com

Owner Name: SCP Properties, LLC	Cooperation Comp: 2%	Exclusive Agency: Yes	List Price/SqFt: \$169.03
Variable Rate Comp: No	Sales Incentive: No		

Status: Active	Original List Price: 154,999	Listing Price: 154,999
Agent Days On Market: 11	Expiration Date: 07/30/2021	Financing:

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