

ALL FIELDS DETAIL



Welcome Home

| | | | |
|---------------------|------------------------|----------------------------|-------------------|
| MLS # | 20161167 | Bedrooms | 5 |
| Status | ACTIVE | Full Baths | 3 |
| Asking Price | \$699,900 | Half Baths | 2 |
| Class | RESIDENTIAL | Estimated Finished | 4000+ |
| Type | RESIDENTIAL/FARM | SqFt | |
| Area | BRADLEY N W | Estimated Age | 26-50 Years |
| Address | 1508 Van Davis Road NW | Style | 2 Or More Stories |
| City | Charleston | In Subdiv | No |
| State | TN | Approx. Lt Sz/ # Ac | 51+ Acres |
| Zip | 37310-5000 | Basement | Half |
| Sale/Rent | For Sale | | |



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GENERAL

| | | | |
|----------------------------------|--|----------------------------------|---|
| Internet Y/N | Y | Originating MLS | River Counties |
| Lender Approvd Short Sale | No | Third Party Approval Req. | No |
| Agent Hit Count | 9 | Client Hit Count | 3 |
| County | Bradley | Agent | Kathy M Rohsenberger - Cell: 423-504-4773 |
| Listing Office 1 | Coldwell Banker Hamilton - Office: 423-476-5532 | NonMember Listing | No |
| Co-Operation Compensation | 3 MLS Mbr | Variable Rate Comp Y/N | NO |
| Type of Sale | Homeowner | Listing Date | 2/29/2016 |
| Expiration Date | 3/1/2017 | Subdivision/Development | Not In Sub/Div |
| Tax ID | 13 004.01 | Deed Book | 1801 |
| Deed Page | 608 | Approx. Lot Dimensions | 63.58 acres |
| Approx. # Acres | 64 | Elementary School | Hopewell |
| Middle School | Ocoee Middle | High School | Walker Valley |
| Est Fin Total SqFt | 4,134 | Source | Appraiser |
| Est Fin Total 1st SqFt | 1677 | Est Fin Total 2st SqFt | 1677 |
| Est Fin Basement SqFt | 780 | Est Unfin Basement SqFt | 780 |
| Estimated Tax | 1600 | Estimated Year Built | 1981 |
| Dir Frm Intersct Of | I-75 to Exit 25. Go Northwest on TN-60 towards Georgetown just over 4 miles. Right on No Pone Road. Immediately bear right onto Van Davis. Just over 2 miles home on Right | Price Date | 3/2/2016 |
| Update Date | 3/2/2016 | Status Date | 3/2/2016 |
| HotSheet Date | 3/2/2016 | Input Date | 3/2/2016 1:01 PM |
| Associated Document Count | 5 | Original Price | \$699,900 |
| HOA | No | Picture | 45 |
| Price/EstFSqft | 169.30 | VOW Include | Yes |
| VOW Address | Yes | VOW Comment | Yes |
| VOW AVM | Yes | Days On Market | 2 |

FEATURES

| | | | |
|---|---|---|---|
| AGENCY Excl Right To Sell | BASEMENT/FOUNDATION Partial Finished | WATER HTR Electric | LOT DESC Level |
| ACCEPT FIN Cash Conventional | FIREPLACES Stove Insert Wood Stove | WATER Public Other - See Remarks | Wooded Landscaped Private/Secluded |
| BSMT ROOMS Office/Library 1 Bedroom 1 Bath Half Baths Workshop Garage | APPLIANCES Compactor Dishwasher Range/Oven Microwave Refrigerator | SEWER Septic Tank | Secluded Creek/Stream Rolling |
| 1ST LEVEL Foyer Living Room Dining Room Kitchen Family Room/Den Half Baths Office/Library | WINDOW COV All | CONSTRUCTION Siding | MISC Family Room Office/Library Screened Porch Workshop Separate Living Quarters Sunroom |
| | FLOORS Wood Ceramic Tile Laminated | ROOF Shingle | SHOW INST Call Appointment Center Lockbox/Occupied |
| | CEILING Ceiling Fans Garage Opener | GARAGE Garage Attached Double Garage Basement Single | POSSESSION At Closing |
| | | DRIVEWAY Concrete Gravel | |
| | | EXTERIOR Fruit Trees Garden Spot | |

FEATURES

2ND LEVEL

Laundry Room
3 Bedrooms
2 Baths

HALF BATHS

Two +

DINING

Breakfast Room
Formal Separate
Kitchen Bar

Intercom
Walk-in Closet

HEATING

Central
Multiple Units
Electric

COOLING

Central Electric
Double Units

Irrigation System
Fenced
Horses Permitted
Mailbox
Porch
Screened Porch
Deck
Storage Building
Workshop

DISCLOSURES

On File

FARM IMPRV

Equipment Building
Workshop
Creek/Stream
Fencing

AGENT ONLY REMARKS

Call Centralized Showing Service for all Appointments. Easy to show. Your clients won't be disappointed! 423-266-1000

AGENT CONTACT INFORMATION

Kathy Rohsenberger k@realtor.com 423-478-2152 - fax 423-504-4773 - cell 423-476-5532 - office

PUBLIC REMARKS

From the totally renovated home to the treehouse, the gardens to the pet condo, the home of your dreams awaits you. Enjoy your morning coffee on the screened porch looking over the gardens. Situated on 64 acres, there is plenty of room for all your family and friends as well as chickens and bees. The basement space can easily be reconfigured as separate living quarters including a garage space with driveway. The bathrooms are spa-like. Thousands of dollars have been put into the gardens. Spring will awaken hundreds of perennials. A perfect place for a vegetable and herb garden is adjacent to the home. Green features such as LED lights, reflective barrier attic insulation and double hung Marvin windows greatly reduce the energy footprint. Almost ½ mile of road frontage. Storage galore including a gift wrap closet! Cedar siding with redwood decking on porches. Treehouse has electricity and shower below. Pet condo has electricity so your best friends can have heated beds and water dish. A creek gently flows year round. Two areas leveled for possible barn sites. Large equipment shed. City water in house. Irrigation water throughout the property is from well. Posts fully define the property. Workshop area is large and can include a built-in dust collector and power inverter that converts the incoming power to 3 phase power. Great outdoor party space under the screened porch. This and so much more! Call your favorite Realtor today for a private showing.

ADDITIONAL PICTURES



Winding Drive



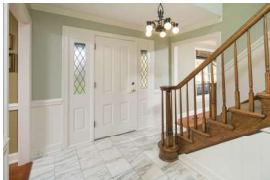
Country Setting



Spring Color



Redwood Deck



Foyer



Peak into Living Room from Foyer



Living Room



Dining Room



Large Country Kitchen



Large Island



View of Herb Garden from Kitchen Window



Screened porch off of Kitchen



Screened Porch and view into sunroom



Sunroom off of kitchen



Main level hall



Hall Half Bath



Family room



Gift Wrap Closet



Upstairs Landing



Master Bedroom/suite



Flex room off of Master



Master Bath



Master Bath



Bedroom 2



Upstairs Hall Bath



Bedroom 3



Upstairs Laundry



Basement Bedroom



Basement Exercise Room



Basement Full Bath



Workshop Half Bath



Backyard Treehouse



Treehouse Interior



Large Covered Equipment
Shed



Pet Condo with Power and
Water



64 Acres



Plenty of Parking



Garden Path



Backyard



Back of Home



Porches



Great Outdoor Entertaining
Space



Road to Shed

DISCLAIMER

This information is deemed reliable, but not guaranteed. Buyer to verify any pertinent information. All properties are subject to delayed status changes.