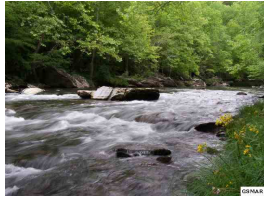


ALL FIELDS DETAIL



MLS #	148589	Occupancy	Either
Status	Active	Mobile	No
Type	Residential Lot	Restrictive Covenants	Yes
Address	Lot 16 Riversong Way	County	Sevier
Address 2	2.39 Pristine Acres on the Little	Use	Single Family
City	Pigeon River		
State	Sevierville		
Zip	TN		
Area	37876		
Class	Pitman Center		
Asking Price	LOTS/LAND		
Sale/Rent	\$275,000		
IDX Include	For Sale		
	Yes		

Virtual Tour

GENERAL

Agent	JAY FRADD	Listing Office 1	REALTY EXECUTIVES SMK MT - Main (865) 774-4307
Comm Type	Percentage of Sales Price	Buyer Agent Comm	0.0500
FAC Comm	0.0500	Sub Agent Comm	0.0000
Exclusive Rights Y/N	Yes	Exclusion Y/N	No
Bonus Y/N	No	Variable Rate Y/N	No
Owner Name	Fradd O/A	Listing Date	2/25/2009
Number of Acres	2.39	Price Per Acre	115062.76
Subdivision/Complex Name	Riversong Estates	Acres Wooded	2.3
W Deed Book	1856	Page	579
Map	109H	Group	A
Parcel	016.00	Lot/Block/Unit	16
District	17	Zoning Entity	Sevier County
Zoning	R-1	Grid #	6366
Grid Location	U	Latitude #	35.763966406265
Longitude	-83.40143258689	Associated Document Count	0
Update Date	2/25/2009	Status Date	2/25/2009
HotSheet Date	2/25/2009	Price Date	2/25/2009
Input Date	2/25/2009	Original Price	\$275,000

FEATURES

ACCESS	LAND FEATURES	POSSESSION	SEWER
County Road	Hilly	At Closing	Needs Septic
Paved Road	Mountainous	PROPOSED FINANCING	SHOWING INSTRUCTIONS
Private Road	River Front	Cash	Call List Agent
HOA INCLUDES	Rolling	Conventional	Call List Office
Common Area Insurance	Sloping	Exchange	See Addendum
Other	Wooded	SEPTIC APPROVED/PERMIT	WATER
Roads	MISCELLANEOUS	3 Bed	Needs Well
Security	Survey on File		
	View		

FINANCIAL

Annual Tax	635.25	Tax Year	2008
HOA/Month	33.34		

DIRECTIONS

From Downtown Gatlinburg take Light #3 (Rt. 321) east. Take a left onto Rt. 416 (Pittman Center Rd). Then take a left onto Riversong Way as you enter the development and cross the bridge. Continue to the right up the hill, and take your first opportunity to turn right which leads down the one lane road to the riverfront properties. Lot #16 begins soon after your turn onto the one lane road and continues until the rough cut road is cut in servicing lots 15 to 17.

REMARKS

Absolutely gorgeous river frontage on the pristine Little Pigeon River. This 2.39 acre lot is in the prestigious Riversong Estates development and features well over 200' of rushing river frontage! The river frontage includes some large boulders, small cascading waterfalls, and a place with a couple pools and a run for an ideal trout fishing location! One of, if not the most exclusive road in the County for riverfront homes - 2 recent sales over \$997,000 and across the river from Lot #16 is the home and acreage of the former UT head football coach! One of a kind property with beautiful scenery on the pristine river as it flows out of the National Park!

ADDENDUM

\$500 capital contribution due to HOA at the time of closing. Please call listing agent at (865) 809-8600 prior to showing. Would be happy to meet you out there to show boundaries, etc. - land is sloping in most parts, so be careful! Agent is related to owners.

ADDITIONAL PICTURES



DISCLAIMER

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