

ALL FIELDS DETAIL



MLS #	176942	Number of Bedrooms	3
Status	Active	Number of Full Baths	4
Type	Single Family	Number of Half Baths	0
Address	1065 Towering Oaks Drive	Garage Capacity	0
City	Pigeon Forge	Garage Type	None
State	TN	Restrictive Covenants	Yes
Zip	37876-2545	Occupancy	Either
Area	Pigeon Forge	County	Sevier
Class	RESIDENTIAL	Construction Type	Site Built
Asking Price	\$299,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent Hit Count	60	Client Hit Count	64
Agent	JAY FRADD - *: (865) 809-8600	Listing Office 1	Smoky Mountain Real Estate Corporation - (865) 277-8115
Comm Type	Percentage of Sales Price	Buyer Agent Comm	0.0300
FAC Comm	0.0300	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	Bradshaw	Listing Date	7/12/2012
Year Built	2007	Subdivision/Complex Name	Sterling Springs
Sq Ft Above Grade	1872	Sq Ft Finished Basement	784
Sq Ft Unfinished Basement	0	Total Finished Sq Ft	2656
Price Per Sq Ft	112.91	Master Bedroom Comments	Large upstairs bedroom
Bedroom 2 Comments	Fireplace deck access	Bedroom 3 Comments	Deck access
Kitchen Comments	Concrete countertops!	Living Room Comments	Fireplace great views!
Dining Room Comments	Great views from room	Recreation Room Comments	Loft area game room
W Deed Book	3342	Page	772
Map	060	Group	n/a
Parcel	134	Lot/Block/Unit	102
District	10	Zoning Entity	Sevier County
Zoning	R-1	Grid #	6264
Grid Location	O	Latitude #	35.850387588143
Longitude	-83.60911197960	Associated Document Count	5
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	9/15/2012	Status Date	9/13/2012
HotSheet Date	9/13/2012	Price Date	9/13/2012
Input Date	9/13/2012 10:06:00 AM	Original Price	\$299,900
Days On Market	82		

FEATURES

ACCESS	EXTERIOR FEATURES	INTERIOR FEATURES	POSSESSION
City Street	Deck	Cathedral Ceiling	At Closing
County Road	Double Window	Ceiling Fan(s)	PROPOSED FINANCING
Paved Road	FIREPLACE	Furniture	Cash
APPLIANCES	Electric	Large Master Bedroom	Conventional
Dishwasher	3 Or More	Loft	FHA
Dryer	FOUNDATION	Recreation Room	VA
Electric Range	Basement	Security System	ROOF
Microwave	HEATING	W/D Connection	Composition Shingles
Refrigerator	Central	Whirlpool	SEWER
Smoke Detector	Electric H/P	Window Treatment	Sewer
Washer	HOA INCLUDES	Wood Floors	SHOWING INSTRUCTIONS
BASEMENT	Other	MISCELLANEOUS	Call List Agent
Finished All	Pool	Cable TV	Call List Office
COOLING	Water/Sewer	Hot Tub	See Addendum
Central Electric		Planned Unit Development	STYLE
Electric H/P		Pool	Log
CONSTRUCTION		View	WATER
Log		Broadband Internet Avail	Community System
		NUMBER OF STORIES	

FEATURES

Two

FINANCIAL

Annual Tax	1558	Tax Year	2011
HOA/Month	78.00	Home Warranty	None

DIRECTIONS

From Sevierville: On 411(Main Street) heading west. Turn left at Hardin Lane, turn right at Mathews Hollow Road. Turn left onto Stockton Drive into Sterling Springs Resort. Turn left onto Towering Oaks Drive. The cabin is the second to last cabin on your right. From Pigeon Forge: Parkway heading North turn left onto New Era Road, continue to Mathews Hollow and turn left, then left into Sterling Springs Resort at Stockton Drive. Turn left onto Towering Oaks Drive. The cabin is the second to last on your right.

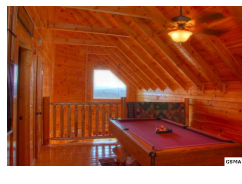
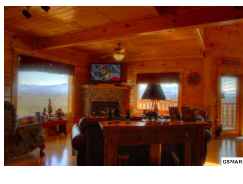
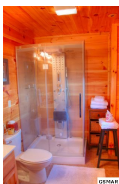
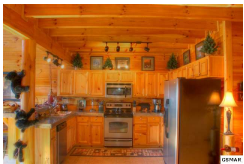
REMARKS

Absolutely breathtaking mountain views! This 3 bedroom, 4 bath cabin includes many upgrades and luxuries not often seen in our area. There are two custom built walk-in tiled showers with custom inlays. One of the other showers is a steam shower. There are 3 fireplaces in the cabin (one in the family room and two of the bedrooms also have fireplaces). The kitchen is very functional with stainless look appliances and concrete counter-tops. The view from this luxury log cabin is nearly all wilderness and mountains. Looking deep into the Smokies with a long range sweeping view one can see mountains on both the Eastern and Western portion of the Smoky Mountain National Park. There are mountain views from nearly every room. Including the family room area, dining room, kitchen sink, upstairs bedroom (and Jacuzzi), loft area (with pool table), and the two lower level bedrooms. The current owner has completed many upgrades to the cabin and made it a notch above the other cabins in the development. Sterling Springs Resort offers a community swimming pool and there is a zip-line within the development. Making it a popular spot for rentals and visitors to the area. The current owner, however, has only used the cabin as a second home/vacation property so it has less wear and tear than your average cabin in the development and has been very well maintained. Although this particular cabin isn't currently on the rental program, cabins with the same floor plan and similar view on the same road have had over \$60,000 in gross rental income during the 2011 year - including one cabin next door. This cabin is NOT a foreclosure or a short sale. The listing price to potential gross rental income ratio is considerably better than most foreclosures or short sales though! Very convenient location with easy access to the Parkway. Also, the location allows travel on many side roads to avoid traffic and get where you need to go!

ADDENDUM

The cabin is used only as a second home/vacation property by the current owners. Please call me on my cell phone for the cabin code and alarm code. Most furniture is to remain with the property. However, there are several items that will not such as the table behind the sofa in the family room, cabinet in the dining area, decorative bedspreads, some paintings (framed prints & photos), most of the pottery in the cabin, personal items in the owners closet, cable router, and other items. When making an offer please take note of this. Some of the items mentioned above may be negotiable but aren't intended to be conveyed with the property. As with all Real Estate transactions you should verify all information independently including HOA info and square footage. In addition to the HOA fee, there is a separate monthly fee to the company in charge of operating the Community Septic system.

ADDITIONAL PICTURES





DISCLAIMER

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