

## ALL FIELDS DETAIL



<b>MLS #</b>	176398	<b>Number of Bedrooms</b>	2
<b>Status</b>	Active	<b>Number of Full Baths</b>	2
<b>Type</b>	Single Family	<b>Number of Half Baths</b>	0
<b>Address</b>	4519 Forest Vista Way	<b>Garage Capacity</b>	0
<b>City</b>	Pigeon Forge	<b>Garage Type</b>	None
<b>State</b>	TN	<b>Restrictive Covenants</b>	Yes
<b>Zip</b>	37863	<b>Occupancy</b>	Either
<b>Area</b>	Pigeon Forge	<b>County</b>	Sevier
<b>Class</b>	RESIDENTIAL	<b>Construction Type</b>	Site Built
<b>Asking Price</b>	\$209,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>Agent Hit Count</b>	74	<b>Client Hit Count</b>	99
<b>Agent</b>	JAY FRADD - *: (865) 809-8600	<b>Listing Office 1</b>	Smoky Mountain Real Estate Corporation - (865) 277-8115
<b>Comm Type</b>	Percentage of Sales Price	<b>Buyer Agent Comm</b>	0.0300
<b>FAC Comm</b>	0.0300	<b>Sub Agent Comm</b>	0.0000
<b>Exclusive Rights Y/N</b>	Yes	<b>Exclusion Y/N</b>	No
<b>Bonus Y/N</b>	No	<b>Variable Rate Y/N</b>	No
<b>Owner Name</b>	Timber Mtn. Retreat LLC	<b>Listing Date</b>	7/12/2012
<b>Year Built</b>	2004	<b>Subdivision/Complex Name</b>	Sherwood Forest Resort
<b>Sq Ft Above Grade</b>	1560	<b>Sq Ft Finished Basement</b>	0
<b>Sq Ft Unfinished Basement</b>	0	<b>Total Finished Sq Ft</b>	1560
<b>Price Per Sq Ft</b>	133.97	<b>Master Bedroom Level</b>	2
<b>Master Bedroom Comments</b>	Fireplace w/whirlpool	<b>Bedroom 2 Level</b>	1
<b>Bedroom 2 Comments</b>	Flat screen TV	<b>Kitchen Level</b>	1
<b>Kitchen Comments</b>	Stainlees look appliances	<b>Living Room Level</b>	1
<b>Living Room Comments</b>	Beautiful gas fireplace	<b>Dining Room Level</b>	1
<b>Dining Room Comments</b>	Great View of mountains	<b>W Deed Book</b>	3518
<b>Page</b>	32	<b>Map</b>	105L
<b>Group</b>	B	<b>Parcel</b>	001.00
<b>Lot/Block/Unit</b>	77	<b>District</b>	5
<b>Zoning Entity</b>	Pigeon Forge	<b>Zoning</b>	R-1
<b>Grid #</b>	6365	<b>Grid Location</b>	I
<b>Latitude #</b>	35.758850097656	<b>Longitude</b>	-83.55105590820
<b>Associated Document Count</b>	6	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Update Date</b>	10/2/2012
<b>Status Date</b>	8/15/2012	<b>HotSheet Date</b>	8/15/2012
<b>Price Date</b>	8/15/2012	<b>Input Date</b>	8/15/2012 11:00:00 AM
<b>Original Price</b>	\$209,000	<b>Days On Market</b>	82

## FEATURES

<b>ACCESS</b>	<b>EXTERIOR FEATURES</b>	<b>INTERIOR FEATURES</b>	<b>RENTAL</b>
City Street	Deck	Cathedral Ceiling	Off Site
County Road	Double Window	Ceiling Fan(s)	Rental History
Paved Road	<b>FIREPLACE</b>	Furniture	<b>ROOF</b>
Private Drive	Gas Log	Large Master Bedroom	Metal
<b>APPLIANCES</b>	2	Loft	<b>SEWER</b>
Dishwasher	<b>FOUNDATION</b>	W/D Connection	Sewer
Microwave	Crawl Space	<b>MISCELLANEOUS</b>	<b>SHOWING INSTRUCTIONS</b>
Refrigerator	<b>HEATING</b>	Cable TV	Appointment Only
<b>ATTIC</b>	Central	Hot Tub	Call List Agent
None	<b>HOA INCLUDES</b>	View	See Addendum
<b>BASEMENT</b>	Common Area Insurance	<b>NUMBER OF STORIES</b>	<b>STYLE</b>
None	Other	Two	Log
<b>COOLING</b>	Pool	<b>POSSESSION</b>	<b>WATER</b>
Central Electric	Roads	At Closing	Utility
<b>CONSTRUCTION</b>		<b>PROPOSED FINANCING</b>	
Log		Cash	
Log Look		Conventional	
		FHA	

**FEATURES**

VA

**FINANCIAL**

<b>Annual Tax</b>	678.90	<b>Tax Year</b>	2011
<b>HOA/Month</b>	75.00	<b>Home Warranty</b>	None
<b>Financing Remarks</b>	Cash, Conventional, FHA, VA		

**DIRECTIONS**

From Pigeon Forge turn at light #10 Conner Heights Road proceed to turn left on Rush Branch Road, continue to a right into Sherwood Forest Resort. It is best to enter at the second gate and go past the community pool onto Forest Vista Way. The cabin is about the 6th cabin on the right (4519 Forest Vista Way -Timber Mountain Retreat).

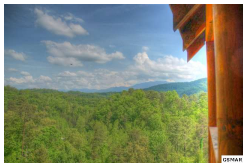
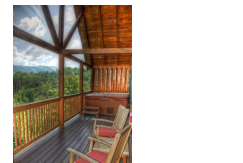
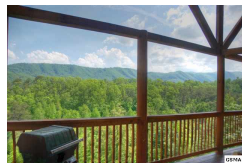
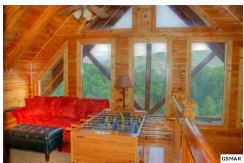
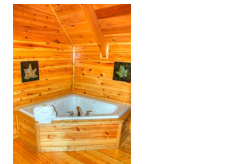
**REMARKS**

Great cabin with lots of updates including recently purchased new furniture and other quality updates. The cabin offers excellent mountain views of both Cove Mountain and Mt. LeConte. Quality throughout the cabin including stainless (or stainless look) appliances, flat screen TV's, gaming systems, and lots of decking to take in the gorgeous mountain views. There are two fireplaces, one in the family room area and another in the master suite upstairs. The master suite features a whirlpool tub, fireplace, luxury furniture, and flat screen TV. The hot tub has a surprisingly private feel looking into the Great Smoky Mountains and Cove Mountain. Located in one of Pigeon Forge's most popular resort Sherwood Forest. The community includes a pool, gated entry, and small waterfall/pond at the entrance. A great rental cabin with its close location to Pigeon Forge and the attractions of the area! It is only about 5 to 10 minutes from Light #10 in Pigeon Forge!

**ADDENDUM**

Please call listing agent (865) 809-8600 for showing instructions and availability. Cabin is managed by Aunt Bugs, but I will have a lock box on the cabin so you don't have to go by office and pick up key and drop back off. Cabin is being sold furnished with the exception of some items such as leased cable boxes, cable TV remote controls, leased cable modem, AND five Bob Timberlake limited edition lithographs also do NOT convey with the property. As with all Real Estate transactions you should verify all information independently including HOA information and square footage. Buy title insurance, have a survey, home inspection, and all other needed inspections. Equal housing opportunity. Most information is taken from tax records.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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