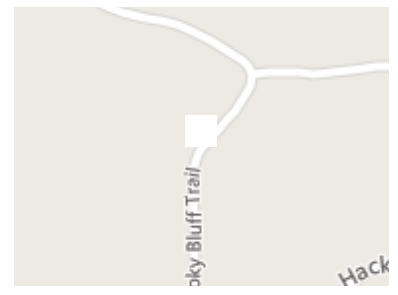


**ALL FIELDS DETAIL**

<b>MLS #</b>	196904	<b>Occupancy</b>	Either
<b>Class</b>	LOTS/LAND	<b>Mobile</b>	No
<b>Type</b>	Residential Lot	<b>Restrictive Covenants</b>	Yes
<b>Area</b>	Bluff Mtn/Walde	<b>County</b>	Sevier
<b>Asking Price</b>	\$58,900	<b>Use</b>	Single Family
<b>Address</b>	Lot 83 Smoky Bluff Trail		
<b>Address 2</b>	Lot #83 The Summit on Bluff Mountain		
<b>City</b>	Sevierville		
<b>State</b>	TN		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Agent Hit Count</b>	12	<b>Client Hit Count</b>	3
<b>Agent</b>	<a href="#">JAY FRADD - 865-809-8600</a>	<b>Listing Office 1</b>	<a href="#">Smoky Mountain Real Estate Corporation - 865-277-8115</a>
<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>	0.0300
<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>	D'Avanzo	<b>Listing Date</b>	6/3/2015
<b>Number of Acres</b>	1.66	<b>Price Per Acre</b>	\$35,481.93
<b>Subdivision/Complex Name</b>	The Summit Phase I	<b>W Deed Book</b>	2646
<b>Page</b>	806	<b>Map</b>	092
<b>Group</b>	0	<b>Parcel</b>	092
<b>Lot/Block/Unit</b>	83	<b>District</b>	16
<b>Zoning Entity</b>	Sevier County	<b>Zoning</b>	R-1
<b>Grid #</b>	6165	<b>Grid Location</b>	H
<b>Latitude #</b>	35.790370	<b>Longitude</b>	-83.664504
<b>Associated Document Count</b>	0	<b>Tax ID</b>	078092 09200
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Update Date</b>	6/3/2015	<b>Status Date</b>	6/3/2015
<b>HotSheet Date</b>	6/3/2015	<b>Price Date</b>	6/3/2015
<b>Input Date</b>	6/3/2015 4:48 PM	<b>Original Price</b>	\$58,900
<b>Days On Market</b>	8	<b>Picture</b>	9

**FEATURES**

ACCESS	MISCELLANEOUS	SEPTIC APPROVED/PERMIT	SUITABLE USE
County Road	Cable TV	3 Bed	Residential
Paved Road	View	<b>SEWER</b>	<b>WATER</b>
Private Drive	Broadband Internet Avail	Needs Septic	Utility
<b>HOA INCLUDES</b>	<b>POSSESSION</b>	S/D Approved Only	Utility Available
Common Area Insurance	At Closing	<b>SHOWING INSTRUCTIONS</b>	
Other	<b>PROPOSED FINANCING</b>	Call List Agent	
<b>LAND FEATURES</b>	Cash	Call List Office	
Gently Rolling	Conventional	Show Anytime	
Rolling		Vacant	
Sloping		See Addendum	
Wooded			

**FINANCIAL**

<b>Annual Tax</b>	\$489.00	<b>Tax Year</b>	2014
<b>HOA/Month</b>	\$41.67		

**DIRECTIONS**

At light #3 in Pigeon Forge turn West onto Wears Valley Road (Hwy 321). Travel 2.7miles and turn right onto Waldens Creek Road. After approximately 1.7 miles turn right into The Summit on Bluff Mountain. Turn into The Summit and drive up the hill to Smoky Bluff Trail and turn left. Stay left at the fork in the road past the water tank and Misty Bluff Trail (where the viewing pavilion is located). Lot #83 is the 1st lot past the last house (3034 Smoky Bluff Trail) on the right.

**REMARKS**

An incredible opportunity to own a 1.66 acre lot in the prestigious The Summit on Bluff Mountain, quite possibly the most in demand subdivision for high end luxury homes in the Sevier County area. The development is less than 5 miles and only about 10 minutes away from Pigeon Forge and all of the shopping and attractions. Lot #83 is located on what is also known as "Millionaire's Row" for its numerous large custom built properties. The property has a view of Bluff Mountain from the back and a partial view of Cove Mountain and the Smoky Mountains from the front. This lot is priced aggressively and has an incredibly low lot price in comparison to the average home value within the development. The community has city water, underground utilities, high speed internet, and wide paved roads among many other features and amenities such as an overlook viewing pavilion within easy walking distance from the land for sale.

**ADDENDUM**

This is a vacant lot, so please show anytime. I would appreciate if you could please call me on my cell phone (865-809-8600) and let me know if you are going to show the property. I will be happy to answer any questions you may have or meet you out at the land to show the boundaries and walk the land. As with all Real Estate transactions you should verify all information independently including HOA information, restrictions, septic approval, etc. Buy title insurance, have a survey, and all needed inspections. Equal Housing opportunity. Some information is taken from tax/property records.

**ADDITIONAL PICTURES****DISCLAIMER**

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