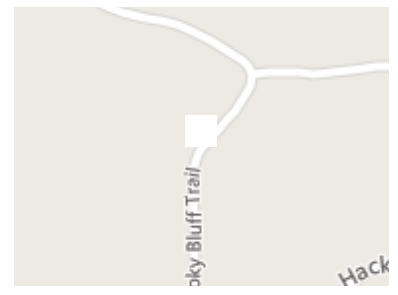


ALL FIELDS DETAIL

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

**GENERAL**

Agent Hit Count	12	Client Hit Count	3
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	0.0300
Exclusive Rights Y/N	Yes	Exclusion Y/N	No
Bonus Y/N	No	Variable Rate Y/N	No
Owner Name	D'Avanzo	Listing Date	6/3/2015
Number of Acres	1.66	Price Per Acre	\$35,481.93
Subdivision/Complex Name	The Summit Phase I	W Deed Book	2646
Page	806	Map	092
Group	0	Parcel	092
Lot/Block/Unit	83	District	16
Zoning Entity	Sevier County	Zoning	R-1
Grid #	6165	Grid Location	H
Latitude #	35.790370	Longitude	-83.664504
Associated Document Count	0	Tax ID	078092 09200
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	6/3/2015	Status Date	6/3/2015
HotSheet Date	6/3/2015	Price Date	6/3/2015
Input Date	6/3/2015 4:48 PM	Original Price	\$58,900
Days On Market	8	Picture	9

FEATURES

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

FINANCIAL

Annual Tax	\$489.00	Tax Year	2014
HOA/Month	\$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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