

Provided as a courtesy of
 Larry Bruce Sanders
 140 Major Reynolds Place
 Knoxville, TN 37919
 865-396-1 044
larry.sanders@wallacetrn.com
<http://www.the1bbagroup.com>



Area: Sevier County - 27
 Acre Source: Tax Records
 City/County Code: County
 PIN#: 061AC 001.00
 Community: Sevierville, TN

Total Tax: \$78.62
 City Taxes: \$17.55
 County Taxes: \$61.05
 Unit#: 1
 Lot#: 1
 Blk#: 805/4

In Sub: Yes
 Subdivision: Hideaway Ridge
 PUD Y/N: No
 Lot#: 1

Lot Dimensions: 259.13x82.64
 Acres: 0.33
 Restrictions: Yes
 HOA Fee: 0

HOA Freq:
 HOA Contact: N/A
 Development Misc:
 SqFt - Min 2 Story:

SqFt - Min Ranch: 880
 SqFt - Min Tri-Lvl:
 Property Status: N/A
 Auction Y/N: No

Topography: Graded; Partially Cleared; Other
 Sale Options: Fee Simple
 Improvements: Utilities on Site
 Easements: Driveway; Power Line/TVA; Typical
 Subdivision
 View: Country Setting; Mountain View; Wooded
 Documents on File: Restrictions; Survey
 Developmnt Potential: Multi-Family;
 Recreational; Single Family

Utilities Available: Cable TV; Electricity; Gas; Sewer; Telephone;
 Water
 Zoning: Zoned Residential
 Present Structures: None
 New Financing: Cash; Conventional; New Loan
 Possession: At Closing
 Showing Instructions: Call Listing Office; See Agent Instructns;
 Sign on Property; Other

Community Amenities: Other
 Lot Description: Corner Lot; Irregular Lot;
 Wooded; Other
 Property Sub-Type: Recreational; Single
 Family
 Road Access: Private Road; Public Road
 Road Frontage: City; County; Paved
 Undeveloped:

Public Remarks: fantastic location for a new construction home site! Being close to downtown Sevierville, Dollywood amusement park, Knoxville, and Gatlinburg Smoky Mountain National Park, you'll have easy access to a variety of attractions and natural beauty. The opportunity to see the beautiful fall leaves in East Tennessee is a definite bonus! Whether you're looking to build your dream home or invest in a short and/or long-term rental property, this location seems very promising. If you have any specific questions or need assistance with anything related to your plans, feel free to ask! Call listing agent for on-site tour.

Listing Office: Wallace
 Larry Bruce Sanders
larry.sanders@wallacetrn.com
 865-396-1 044
<http://www.the1bbagroup.com>

Information is deemed to be reliable, but is not guaranteed. © 2023 Knoxville Area Association of REALTORS and FBS. Prepared by Larry Bruce Sanders on Friday, November 10, 2023 2:41 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.