

ALL FIELDS DETAIL



MLS # 188327
Class RESIDENTIAL
Type Single Family
Area PERRY CO
Asking Price \$209,000
Address 1097 Hardin Bottom River Road
City Clifton
State TN
Zip 38425
Status Active

Master Bedroom Level
City Limits
of Stories

Upper
 No
 1 1/2



GENERAL

# of Bedrooms	3	# of Full Baths	2
# of Half Baths	0	Car Storage	2
Resort (Y/N)	No	Number of Acres	0.80
Agent	Lee W Godfrey - Cell: 731-343-2900	Listing Office 1	Coldwell Banker, Real Est. Now - Main: 731-668-1777
ListAgent Cell Phone	731-343-2900	List Agent Email	lee@leegodfrey.com
List Team	Lee Godfrey Team	Listing Agent 2	
ListAgent 2 Cell Phone		ListAgent 2 Email	
Listing Office 2		Compensation Offered	*3
Dual/Variable Rate (Y/N)	No	Listing Type	Exclusive Right
Owner/Agent (Y/N)	No	Builder	
Listing Date	5/22/2019	Age	9
Year Built	2010	County	PERRY COUNTY
Subdivision	PARADISE LANDING	Gated Community	Yes
Zoned Historical (Y/N)	No	Lot Size	120x300 Approx
Map #	134K	Group	A
Parcel #	010 & 011	Approx. Heated SQFT	1,639
Heated SQFT Source	Agent Measuring	Price per SQFT	\$127.52
Approx. Unheated SQFT	1431	Air Units	2
Water Heater Units	1	Assoc. Fee	1000
Master Bedroom Size	19x15	Master Bedroom Level	u
Bedroom 2 Size	12x9	Bedroom 2 Level	m
Bedroom 3 Size	12x9	Bedroom 3 Level	m
Bedroom 4 Size		Bedroom 4 Level	
Bedroom 5 Size		Bedroom 5 Level	
Bedroom 6 Size		Bedroom 6 Level	
Rec Room Size		Rec Room Level	
Foyer Size		Foyer Level	
Living Room Size		Living Room Level	
Formal Dining Rm Size		Formal Dining Rm Level	
Great Room Size	16x15	Great Room Level	m
Den Size		Den Level	
Kitchen Size	14x13	Kitchen Level	m
Breakfast Room Size	12x11	Breakfast Room Level	m
Sun Room Size		Sun Room Level	
Laundry Room Size		Laundry Room Level	
Office Size		Office Level	
Keeping Room Size		Keeping Room Level	
Bonus Room Size		Bonus Room Level	
Media Room Size		Media Room Level	
Extra Room 1 Size		Extra Room 1 Level	
Extra Room 2 Size		Extra Room 2 Level	
Extra Room 3 Size		Extra Room 3 Level	
Extra Room 4 Size		Extra Room 4 Level	
Extra Room 5 Size		Extra Room 5 Level	
Extra Room 6 Size		Extra Room 6 Level	
Hearth Room Size		Hearth Room Level	
Exercise Room Size		Exercise Room Level	
Cross Street	Laferty Cemetery Road	Off Market Date	

GENERAL

Search By Map		Lender Req Proof of Funds	Yes
Tax ID		IDX Include	Y
Update Date	6/14/2019	Status Date	5/22/2019
HotSheet Date	6/14/2019	Price Date	6/14/2019
Input Date	5/22/2019 4:31 PM	Associated Document Count	3
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent Hit Count	35	Client Hit Count	9
Days On Market	26	Address 2	
Sale/Rent	For Sale	Water View	Yes
Waterfront	Yes - River	On Golf Course	No
New Construction	No	Subtype	None
In-Law Quarters	No	Workshop	
Workshop Size		Age of Roof	9
Age of H/VAC	10	Appraisal SQFT	
Auction Time		Loan Type	
Auction Date		Sentrilock being Used	Yes
Covenants (Y/N)		Sentrilock Serial Number	1409828
Auction Website		Auction Comment	
Geocode Quality		Picture Count	23
Sold Price Per SQFT		Associated Staff Amendments	
Input Date	5/22/2019 4:31 PM	Update Date	6/14/2019 5:13 PM
Deed		Page #	

FEATURES

ACCESS Gravel-Private Road	COOLING SYSTEM Cent. A/C-Electric	INTERNAL FEATURES Ceiling Fan(s) Smoke Detector Walk-In Closet Washer/Dryer Connection Whirlpool Electric Water Heater	ROOF Composite Shingle
APPLIANCES Dishwasher Dryer Washer Refrigerator Bar Refrigerator Satellite System Security System Smoke/Fire Alarm	COUNTER TYPES Ceramic	KITCHEN FEATURES Pantry Separate Breakfast Area	SEWER Septic
ATTIC TYPE Other	DECKS/PATIO/PORCHES Covered Deck Deck-Open Patio-Open	POOL None	TO SHOW Must Have Appointment See Remarks Call Appt Center 421-8100
CEILINGS Height 9 Ft. Vaulted	EXTERNAL FEATURES Garage Storage TV Satellite Creek/River	POSSESSION Possession At Close	TRIM TYPE Aluminum Vinyl
CONSTRUCTION Vinyl Siding	FLOORS Tile/Ceramic Laminate Hardwood	PROPOSED FINANCING Conventional FHA Financing VA Financing	WATER Public
	FOUNDATION Slab	RANGES/OVENS Microwave Vent Hood Range/Oven-Electric Self Cleaning Oven	WINDOW TREATMENTS All Window Treatments
	GARAGE TYPE Attached Garage		WINDOW TYPES Thermo Pane Vinyl
	HEATING SYSTEM Heat Pump(s)		MASTER BATH Double Vanity Ceramic Tile Floor

FINANCIAL

Original Price	\$229,000	Taxes - City	0
Taxes - County	1378	Special School Tax	\$0
Financing Terms	Conventional - FHA	Syndication Remarks	Fully furnished 3 bedroom - 2 bath cabin on Tennessee River w/ boat dock on 2 lots. Located in Paradise Landing north of Clifton, Tennessee. Huge 1200 SF garage on ground level. House features all laminate flooring & tile (no carpet), open vaulted floor plan w/covered deck, open patio & fire pit. All in a gated subdivision.
Type of Sale	Normal Sale		

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Agent 1		Selling Office 1	
Sell Team		Seller Concessions	

Confidential Agent Handout

SOLD STATUS

Legal Sellers Name Alperovich
Home Warranty (Y/N)
Sold Price per SqFt

Additional Comments
Listing Appt Number

DIRECTIONS

Directions From Exit 93 on I-40 (TN 152/Law Road), turn right onto TN 152 E/Law Road, turn left onto US 412 E, turn right onto TN 202 S, turn right onto US 641, turn left onto TN 128 N, turn left onto Walnut Street, Walnut Street turns right and becomes TN 128 N/W Water Street, turn left onto Dan Richardson Road, Dan Richardson Road turns slightly right and becomes Culps Bend Road, turn left onto Laferty Cemetery Road, continue onto Hardin Bottom Road, house on left.

PUBLIC REMARKS

Brochure Comments Fully furnished 3 bedroom - 2 bath cabin on Tennessee River w/ boat dock on 2 lots. Located in Paradise Landing north of Clifton, Tennessee. Huge 1200 SF garage on ground level. House features all laminate flooring & tile (no carpet), open vaulted floor plan w /covered deck, open patio & fire pit. All in a gated subdivision.

AGENT ONLY REMARKS

Agent Only Remarks ALARM IS ON!! MUST HAVE APPOINTMENT!!! Call 731-421-8100 to show & obtain gate code & alarm code. Sentrilock on deck railing. *Should negotiations result in seller paying closing costs, CSO to be calculated on Final Sale Price less closing costs paid by seller x CSO. Seller requests prequalification letter with all offers.

ADDENDUM

Addendum

ADDITIONAL PICTURES





DISCLAIMER

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