

## ALL FIELDS DETAIL



|                     |                         |                              |            |
|---------------------|-------------------------|------------------------------|------------|
| <b>MLS #</b>        | 176582                  | <b>Number of Bedrooms</b>    | 1          |
| <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>      | 2214 Windswept View Way | <b>Garage Capacity</b>       | 0          |
| <b>City</b>         | Sevierville             | <b>Garage Type</b>           | None       |
| <b>State</b>        | TN                      | <b>Restrictive Covenants</b> | Yes        |
| <b>Zip</b>          | 37862                   | <b>Occupancy</b>             | Either     |
| <b>Area</b>         | Bluff Mtn/Walde         | <b>County</b>                | Sevier     |
| <b>Class</b>        | RESIDENTIAL             | <b>Construction Type</b>     | Site Built |
| <b>Asking Price</b> | \$159,900               |                              |            |
| <b>Sale/Rent</b>    | For Sale                |                              |            |
| <b>IDX Include</b>  | Yes                     |                              |            |

## GENERAL

|                                 |                               |                                  |   |
|---------------------------------|-------------------------------|----------------------------------|---|
| <b>Agent Hit Count</b>          | 55                            | <b>Client Hit Count</b>          | 53  |
| <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>               | Furr                          | <b>Listing Date</b>              | 7/12/2012   |
| <b>Year Built</b>               | 2001                          | <b>Number of Acres</b>           | 1.34  |
| <b>Subdivision/Complex Name</b> | Bluff Mountain Acres          | <b>Sq Ft Above Grade</b>         | 1320  |
| <b>Sq Ft Finished Basement</b>  | 0                             | <b>Sq Ft Unfinished Basement</b> | 0   |
| <b>Total Finished Sq Ft</b>     | 1320                          | <b>Price Per Sq Ft</b>           | 121.14  |
| <b>W Deed Book</b>              | 3233                          | <b>Page</b>                      | 416   |
| <b>Map</b>                      | 81-N                          | <b>Group</b>                     | D   |
| <b>Parcel</b>                   | 10                            | <b>Lot/Block/Unit</b>            | 10  |
| <b>District</b>                 | 16                            | <b>Zoning Entity</b>             | Sevier County   |
| <b>Zoning</b>                   | R-1                           | <b>Grid #</b>                    | 6364  |
| <b>Grid Location</b>            | G                             | <b>Latitude #</b>                | 35.796253204345   |
| <b>Longitude</b>                | -83.65313720703               | <b>Associated Document Count</b> | 7   |
| <b>VOW Include</b>              | Yes                           | <b>VOW Address</b>               | Yes   |
| <b>VOW Comment</b>              | Yes                           | <b>VOW AVM</b>                   | Yes   |
| <b>Update Date</b>              | 9/12/2012                     | <b>Status Date</b>               | 8/24/2012   |
| <b>HotSheet Date</b>            | 8/24/2012                     | <b>Price Date</b>                | 8/24/2012   |
| <b>Input Date</b>               | 8/24/2012 3:21:00 PM          | <b>Original Price</b>            | \$159,900   |
| <b>Days On Market</b>           | 82                            |                                  |   |

## FEATURES

|                     |                          |                           |                             |
|---------------------|--------------------------|---------------------------|-----------------------------|
| <b>ACCESS</b>       | <b>EXTERIOR FEATURES</b> | <b>INTERIOR FEATURES</b>  | <b>RENTAL</b>               |
| City Street         | Deck                     | Ceiling Fan(s)            | Off Site                    |
| Private Drive       | Double Window            | Furniture                 | <b>ROOF</b>                 |
| <b>APPLIANCES</b>   | Surfaced Drive           | Loft                      | Metal                       |
| Dishwasher          | Wooded                   | Whirlpool                 | <b>SEWER</b>                |
| Electric Range      | <b>FIREPLACE</b>         | Wood Floors               | Septic                      |
| Microwave           | Gas Log                  | <b>MISCELLANEOUS</b>      | <b>SHOWING INSTRUCTIONS</b> |
| Refrigerator        | 1                        | Hot Tub                   | Appointment Only            |
| <b>BASEMENT</b>     | <b>FOUNDATION</b>        | View                      | Call List Agent             |
| Dirt                | Crawl Space              | <b>POSSESSION</b>         | See Addendum                |
| <b>COOLING</b>      | <b>HEATING</b>           | At Closing                | <b>STYLE</b>                |
| Central Electric    | Central                  | <b>PROPOSED FINANCING</b> | Log                         |
| Electric H/P        | Electric H/P             | Cash                      | <b>WATER</b>                |
| <b>CONSTRUCTION</b> | <b>HOA INCLUDES</b>      | Conventional              | Shared Well                 |
| Log                 | Common Area Insurance    | FHA                       |                             |
| Log Look            | Other                    | VA                        |                             |
|                     | Roads                    |                           |                             |

## FINANCIAL

|                       |        |                      |      |
|-----------------------|--------|----------------------|------|
| <b>Annual Tax</b>     | 791.77 | <b>Tax Year</b>      | 2011 |
| <b>Gross Amount 1</b> | 25,619 | <b>Year 1</b>        | 2010 |
| <b>Gross Amount 2</b> | 21,791 | <b>Year 2</b>        | 2011 |
| <b>HOA/Month</b>      | 0.00   | <b>Home Warranty</b> | None |

**FINANCIAL****Financing Remarks**

Cash/Conventional/FHA/VA

**DIRECTIONS**

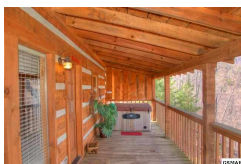
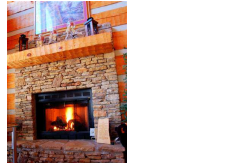
From Pigeon Forge, take light #3 Wears Valley Road/Rt. 321 West approx. 2.7 miles turn right at the light on Waldens Creek Road. Travel 0.5 mile and take right on Goose Gap Road. Travel 0.5 mile on Goose Gap Road and turn left on Bluff Mountain Road. Travel 1.5 miles on Bluff Mountain Road and turn left onto Black Bear Way into Bluff Mountain Acres subdivision, continue straight and you will see older gate (not functioning) that heads up the hill to the cabin on your right 2214 Windswept View way (Cabin of Dreams) See Sign.

**REMARKS**

Spectacular view from this well maintained cabin! Features include hand hewn logs, beautiful stacked stone gas fireplace, whirlpool tub, extra living space with a bed and bath in the loft and a bedroom on the main level. The cabin sits high atop a ridge on Bluff Mountain that enables excellent views of Cove Mountain, Mt. Leconte, and many mountains in the Great Smoky Mountains National Park. The location offers easy access to Pigeon Forge and Sevierville. The roads also enable taking some side roads to avoid traffic. There is an excellent rental history established by the owner who rents it on their own through VRBO. Owner is willing to continue to manage the property for subsequent owners. The property is aggressively priced and it is difficult to find any foreclosure or short sale with a comparable view in this price range

**ADDENDUM**

This cabin is completely furnished with the exception of a few items such as the cowhide on the loft stairs railing, maintenance items in the crawl space, and personal items in the owner's closet (along with modems/boxes from internet and satellite TV). The cabin is rented through VRBO.com, so please call listing agent (865) 809-8600 for availability. Total Rentals for the year 2009 (first year owners had cabin):\$19,651.28 Total Rentals for the year 2010:\$25,619.10, Total Rentals for the the year 2011: \$ 21,791.26. This is VRBO - so the current owner has no management fee! One bedroom septic permit on file with Sevier County. 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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