



\$450,000 \$302/sqft -For Sale -

**4197 Sylvia Road
Vanleer, TN 37181**

3 Beds, 2 Full Baths, 1488 SqFt

MLS #: 2078858

Status:	Active
Year Built:	1994 Existing
Area:	15 - Dickson
Subdivision:	N/A
Class - Type:	Residential - Site Built
Annual Taxes:	\$1,854 049 036.00
Days On Market:	37

Public Remarks: 49.27 Acres (See survey) ~ Home is well kept ~ One owner (retired couple) ~ 1,800 Sq. Ft. "Man Cave" w/kitchen, bath, living room & large garage area ~ Land lays level ~ Fronts 2 roads around an older home (not included) ~ Wild turkey & deer frequent this farm ~ 10 Ponds (2 are stocked with fish) ~ Call office between 8:00 & 4:00 to schedule showing

Directions: From Dickson take Highway 70 West. Turn right onto Pond Road (Yellow Creek Road). Turn right at the caution light onto Sylvia Road. Property will be at the corner of Sylvia Road and Vanleer Highway.

General Information

Acres: 49.27 / Survey
Basement: None / Crawl
Construction: Vinyl Siding
Deed Book and Page: 1323 / 293

Floors: Finished Wood
Listing Detail: Exclusive Right To Sell - Standard
Lot: / Level
Parking (Garage): 4 / Attached/Detached

Roof: Metal
Stories: 1
Style: Cottage
Waterfront: / Pond

Rooms and Dimensions

Living Room:	18x18 / Formal
Kitchen:	12x21 / Eat-In
Master Bath:	Tub Shower Combo
Bed 1:	14x15 / Walk-in Closet

Bed 2:	12x11 / Walk-in Closet
Bed 3:	12x11 / Walk-In Closet
Additional Room 1:	12x21 / Florida Room
Additional Room 2:	10x8 / Utility Room

Room Totals and Square Footage

Main Floor:	3 Beds	2 FB	0 HB	1488 SF
Total:	3 Beds	2 Full Bath	0 Half Bath	1488 SqFt / Agent Measured
Other:		1 FB		1800 SF

Utilities
 City Water / Septic Tank
 Electric Central Cooling
 Gas Central Heat

Appliances
 Electric Stove
 Electric Single Oven
 Dryer / Refrigerator / Washer / Dishwasher

Interior Features
 1 Fireplace
 Ceiling Fan
 Extra Closets
 Storage

Exterior Features
 Partial Fence
 No Pool
 Barn
 Covered Patio
 Porch

Schools

Elementary 1:	Vanleer Elementary
Middle/JR:	Dickson Middle School
High:	Creek Wood High School

Miscellaneous

Miscellaneous:	Smoke Detectors
Restrictions	Renting Permitted

Contract Information

Original List Price:	\$450,000
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