




Residential
 Status **Active**
 Type **Site Built**
 Address **1425 Highway 49E**
 County **Cheatham**
 Lot Number

MLS No. **1294036**
 Area **13**
 Er/Ea Exc. **Right to Sell**
 City **Ashland City**
 Sub/Dev **Valleyview Sec 3**
 Tax ID **036 020.06**

List Price **\$299,000**
 Media 
 Zip **37015**
 MLS Map
 Deed Book/Page **249/872**

Directions **From I-24 take exit 24 at Pleasant View go south on Hwy 49E approx. 5 miles. House on the right. From Ashland City take Hwy 49 East from city square. Go 4.3 miles. House on left.**

General Information

Style Colonial	Stories 2.00	Year Built 1850 / Historic
Acres 7.210	Acreage Source Tax Record	Completion
Total Rooms 9	Size	Assoc Fee \$ /mo
Constr Other /	Lot Level	Basement Partial / Combination
Driveway Gravel	Floors Finished Wood / Vinyl /	Garage /
Community Amenities	Waterfront /	Roof Metal

Rooms and Dimension Information

Liv 18x19 / Fireplace	Rec / Unfinished	Bed 1 18x19 / Master BR Downstairs
Din 15x18 / Formal	Hobby /	Bed 2 19x17 /
Kit 17x19 / Country	Other /	Bed 3 19x17 /
Den /	Other /	Bed 4 /
	Bedrooms	Full Baths
Main	1	2
Other	2	0
Total	3	0
		Half Baths
		0
		Finished Square Feet (est)
		Main 2230
		Second 1028
		Third
		Basement
		Est. SqFt. Source
		Prior Appraisal
		Total 3258

Office and Showing Information

Show **Call Listing Office** Owner Name Open House
 Agent **James Fite** (Ph: (615) 218-3092) CoList Agent (Ph:)
 Listing Office **Beck & Beck, Inc.** (Ph: (615) 226-9900) CoList Office (Ph:)
 Appt Phone **(615) 226-9900** Subagency **0** Buyer Broker **3** Facilitator **3**
 Remarks: **Don't miss this opportunity to own a piece of Cheatham County history. This exquisite home was built in 1850 overlooking the historic Sycamore Powder Mill property and served as the powder mill company physician's house.**

Schools and Utilities

Elem1 Ashland City Elementary	Elem2	Middle/JR Cheatham Middle School	High Cheatham Co Central
Water City Water	Sewer Septic Tank	Cool Electric / Window	Heat Gas / Two Systems

Features

Appliances	Interior Features	Exterior Features	Miscellaneous
Range Stove / Gas	Firepl 4	Fence	Handicap
Oven Single Oven / Gas	Drapes All Remain	Patio/Deck Patio / Porch /	Energy Fireplace Insert / Storm Windows /
	Master Bath Combo Tub/Shower / Ceramic	Pool	Green Cert
Other Refrigerator	Other Ceiling Fan / Wood Burning FP /	Other Storage Building	Other

Financing and Taxes

Acceptable Buyer Financing Taxes **\$1,113**

MLS Information

Photo **None** List Date **Jul 26 2011** Poss **Negotiable**
 Realtor Remarks: **This quiet country setting on 7 acres is only a 30 min. commute to downtown. Come see the many renovations. Such as new metal roof, hardi board siding, new dining room floor, and new tile bathroom. You will not be disappointed!!!**

Comparable Information

Sales Agent	Co-Sales Agent	Days On Mkt 1
Sales Office	Co-Sales Office	Presale
Seller Participation	Closing Date	Orig. List Price \$299,000
Terms	Pending Date	Sales Price

Requested by: **Jeff D Shoulders**

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.

RealTracs Solutions®
 Report Date:
7/27/2011