

Stones River Realty

**Lot 71 Villages of Valley Green
710 Wildwood Drive, Smyrna, TN 37167
MLS Area 30**

Room Sizes		Room Sizes	
Master Bedroom	14 x 11	Den	n/a
Bedroom 2	9 x 9	Great Room	24 x 11
Bedroom 3	10 x 11	Study	n/a
Bedroom 4	n/a	Separate Dining	n/a
Bedroom 5	n/a	Kitchen	11 x 11
Bedroom 5	n/a	Breakfast Nook	
Bonus Room	n/a	Office	n/a
Garage	20 x 20	Other	

Check as applies		Check as applies	
Vaulted Ceiling Great Room	No	Aggregate Drive	No
Vaulted Ceiling Master	No	Concrete Drive	Yes
Tray Ceiling Master	Coffered	# of Cars Driveway	2
Garden Tub W/ Shower Master	Yes	Exterior Vinyl Siding	Yes
Separate Shower in Master	Yes	Stone	Yes
Double Bowl Sinks in Master	Yes	Brick	Yes
Fireplace in great room	No	Drivit	No
F/P Gas or Wood Burning	None	Gas Logs Included?	n/a
Patio or Deck	Deck	Sewer or Septic	Sewer
Patio or Deck Size	10 x 12	Step System	No
1 Car Garage	No	Wired for Alarm System	No
2 Car Garage	2	Wired for Sound System	No
Ceiling Fan in Master	Yes	Year House Built	2010
Ceiling Fan in Great Room	Yes	Seller offering Warranty	1 Year
Bay Window	Yes/ Kitchen	Number of Baths	2

Flooring	
Carpet	Yes
Hardwood	No
Ceramic Tile	Yes
Luan	No
Vinyl	No

Appliances that will remain			
Stove	Yes	Electric or Gas	Elect
Smooth Top or Burners?	Smooth Top		
Dishwasher	Yes		
Microwave	Yes	Built into cabinets	Yes
Refrigerator	Yes	Side by Side or Freezer on top	F / T
Garbage Disposal	Yes		

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ITEM	Yes/No		
Underground Utilities	No		
Fence	No	Fence Material	n/a
Garage Door Remotes	Yes	How Many	2
Do all curtains remain?	n/a	All Blinds Remain?	n/a
Are blinds vinyl or 2" slats?	n/a	Other?	
Handicap Accessible?	No		
Located Near a Creek?	None known	List pets in home	n/a
Located Near a Graveyard?	None known		
Located in an Air Flight Pattern?	None known		
Located near a Landfill?	None known		
Located in a Flood Zone?	None known	Does anyone smoke INSIDE the home?	no
Does home have a current termite issue?	None known		
Has home ever been damaged by a fire?	No		
Has home ever been damaged by flood?	No		
Does home have a basement?	No	Is basement finished?	n/a
Is home on a crawlspace?	Yes	Is home on a slab?	No
Is home located in a PUD?	Yes	Is there an Association Fee?	Yes
# of Stories in house?	1	How much is fee?	\$10.00 month
Swimming Pool Included?	No	Outbuilding Included?	No
Storage Area Included?	No		
Current Termite Contract Included?	1 Year	Any other contract included?	No
Heat Pump?	Yes	A/C Unit?	Yes
Electric or Gas Heat?	Electric	Age of Heating & Cooling?	NEW
Electric or Gas Water Heater?	Electric		

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HEATED Square Footage; List if known		UNHEATED Square Footage; list if known	
Basement	None	Garage	400
Main Floor	1268	Basement	None
Upstairs	None	Bonus	None
Other	None	Covered Porch	
List Source of Square footage Homeowner, Appraisal, Tax Rec- ords, Other	Seller		
<i>IF KNOWN, List:</i>			
• Current Elementary School	David Youree		
• Current Middle School	Smyrna Middle		
• Current High School	Smyrna High		
<u>Type in Directions:</u>			
I-24 East to Sam Ridley Pkwy. East. Right on Old Nashville Hwy. to right on Rocky Fork Rd. at Koa Campground. Go approx., 3/4 miles to left into Valley Green on Wildwood Drive. Home is on left.			
Storm Door on Front?	No	All drains running freely?	Yes
Deadbolts on each door?	Yes	All gutters working?	Yes
All splash blocks installed?	Yes	# of exterior hose bibs?	2
Any rain stains on ceiling?	No	Roof Type Material?	Asphalt
<i>Listed any other pertinent information that should be disclosed to a prospective homeowner below:</i>			
New Construction Home. One Year Builder Warranty			
Seller will pay up to 3% closing using Seller's preferred title company.			
To prevent theft, appliances will be delivered upon closing.			
Stainless steel appliances are included.			