

# Marion County, TN

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March

2024

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Paul R. Langlois



Rob Haynes

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**Paul R. Langlois**  
Broker / Owner

**SOLD**

**SALE**

**SOLD**

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# OMES



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*~Possible 100% Financing for Qualified Buyers!~*



#19 - Panoramic mountain and pastoral views! Seldom does the opportunity avail to own such a lovely home. Rise in the morning with that first cup of coffee in the sunroom. Home was designed with entertainment in mind. Spacious gathering room or quiet solitude in the den with warmth coming from the fireplace on a snowy winter morning. \$395,000.



#18 - Beautiful views of TN River. Seller lives in custom Palm Harbor Home but owns adjoining view lot ideal for another site-built home. Five minutes to I-24, dining, shopping etc. Open gathering room has f/p which goes thru to den. Kitchen recently updated for gourmet prep/dining. Lots of amenities! Buy this home with view lot and take your time to build new home! \$360,000.



#57 - Located in Jasper, this lovely brick 3 bedroom 2 bath home is ready for you to enjoy! Spacious, level half acre lot affords the opportunity to perhaps add a pool or an outside dining venue. Convenient to shopping, retail, schools. Ready for you to visit today! \$325,000.



#54 - This home in historic Richard City has 4 nice sized BRs. Master BA has lg walk-in shower. Open floor plan: kitchen, LR & DR combined for spacious feel. Also has Mother-in-law suite on main level w/separate kitchen and full BA (can be accessed from house but also has outside entrance). Very large covered porch overlooks huge back yard. Perfect family layout. \$309,900.



#55 - Dream home with plenty of room outdoors to have a garden, pool, maybe a playhouse. This could be perfect for you. Sitting on 3+/- acres. 3 BRs, 2 BAs and lg bonus room above garage (that could be 4th bedroom). Plenty of room for family and friends. Call today for a showing. \$450,000.



#87 - Located in Downtown South Pittsburg the Former "Home" of Tails Up now available. Features 2 buildings with over 3000 sq feet of space. Many different types of uses. Call today for an appointment to view this awesome 1 of a kind properties!





Heart Realty has been serving the Sequatchie Valley for more than 25 years. We are members of the Chattanooga Association of Realtors, the TN Association of Realtors and the National Association of Realtors.



#74 - 3 very nice building lots on Main St in Whitwell. Lots being sold as one unit. 3 homes can be built or used as a large lot for 1 home. \$55,000.



#82 - 1 acre potential commercial lot with I-24 visibility. \$200k.



#76 - Beautiful views from bluff property! 7.3+/- acres waiting for your new home in this gated community. \$200k.



#56 - In an area with not a lot of rental property, this is a property that investors look for. Historic South Pittsburg is a small town that has tons of pride from its residents. Lots of people moving to the area to work at Lodge Manufacturing, US Stove and several other industries. These 2 units have continually been occupied with one of the tenants living there for years. Each side has 2 bedrooms, kitchen, living room, and 1 bathroom. \$159,900.



#51 - Rustic 2 bedroom 1 bath home may be your answer to no more renting. Needs a little TLC so Owner has priced it accordingly. BONUS: 1.8 acres is all yours when you purchase your new home! \$159,900.



#49 - Great neighborhood. Lg GR w/wood floors. Lg kitchen w/dining room. Split floor plan w/large master suite on left, two on right w/bath between. Fenced back yard. Huge level front yard. Attached garage. \$250,000.



#83 - 1.25 acre potential commercial lot with I-24 visibility. \$200k.



#70 - Private piece of property to build your home close-in and convenient to everything. Enjoy a round of golf now and then with Sweetens Cove Golf Club located nearby! Call today for showing appointment. \$30,000.



#78 - Seldom does the opportunity come along to build a home with a potentially beautiful view of Nickajack Lake. Take a few trees down and see how awesome this lot can be! Easy access to I-24. Make an appointment to see today. \$49,900.





# Heart Realty

1292 Main Street  
Kimball, TN

423-  
605-  
0280

butch.witcher  
@yahoo.com



**423-837-5478**



**Lots of Updates**

MLS#1382484 - 4 Br 2 bath on large level lot. Updated kitchen and baths. Plus, a mother-in-law apt. with full kitchen and bath. \$309,900.



**South Pittsburg**

MLS#1382998 - Duplex. Each side has 2 bedrooms, bath, kitchen and living room. Central heat and air. \$159,900.



**Reduced**

**Kimball**

#1368278 - Beautiful view of Tennessee River and surrounding mountains. Over 1700 sq ft. 3 bedroom, 2 bath on appx 4 acres. \$360k.



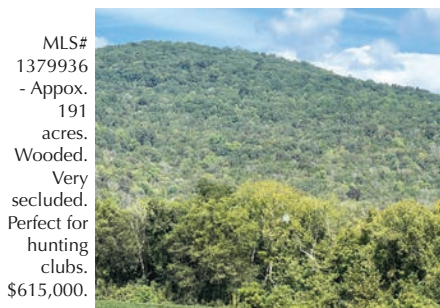
**Sweetens Cove**

1 acre potential commercial lot with I-24 visibility. \$200k.

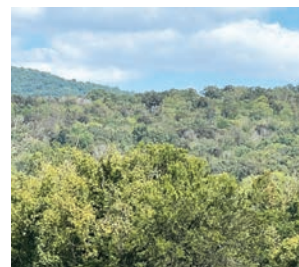


**Sweetens Cove**

1.25 acre potential commercial lot with I-24 visibility. \$200k.



MLS#  
1379936  
- Appox.  
191  
acres.  
Wooded.  
Very  
secluded.  
Perfect for  
hunting  
clubs.  
\$615,000.



MLS#1379970 - 33 acre's of wooded seclusion. Great for hunting. \$99,000.



**Reduced**

MLS#1376784 - One property consisting of 3 building lots. \$55,000.



**SOLD**

Restaurant (Formerly known as The Local Tavern) Seating for over 70 people with over 40 parking spots. \$350,000.



**SOLD**

MLS#1379376 - Beautiful 3 BR 2 BA home on level lot in Jasper. Over 1400 sq ft. Split floor plan. \$250,000.



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**Melissa Hubbard**

423-637-0492

melissaleahubbard@

gmail.com

**Jessica Wright**

816-812-1443

jessicawrighthomes22

@gmail.com



1387455 – Mountain bluff location, modern design, 3,000 sf of the finest of materials and finishes. Tons of storage plus top quality technology and energy efficient systems. Features: closet systems, interior insulated walls, tankless water heaters, alarm system, wifi extenders, surge protection, wrought iron floor vents, circular drive. Amenities: pools, hiking trails, waterfalls, health club, restaurant. \$1,595,000.



1386678 – 4BR/2BA, 2,469 sf home on nearly two acres of a private cul-de-sac in Jasper Highlands; community pools, tennis and pickle-ball courts, restaurant, health club, pavilion. Great room with timber ceilings, flagstone gas fireplace, built-in cabinets, dream kitchen w/ stainless appliances and granite counters. Front/back screened porches, 1200 sf patio w/ hot tub, outdoor cooking. \$750,000.



1387290 - Fully remodeled, 3 large BRs, 3 full BAs. Lg kitchen w/ granite counters and undated stainless appliances. Sit back and relax on your covered deck and enjoy your backyard with views of the TN mountains. Conveniently located minutes to town. Less than 10 Minutes to the brand-new Food City, Walmart, and Restaurants. \$315,000.



#1383588 - Spacious 2728 sf home in Jasper Highlands w/ high ceilings, crown molding, wood beams in main living & master BR. Open floor plan, lg windows, 5 BRs, 2 full BAs + half BA. Kitchen has plenty of cabinets, lg granite bar island, double oven + lg cooktop. Master BR on main. Walk-in attic. Yard has lots of gardens, flowers, etc. Covered porches all around the house. \$835,000.



#1383581 - Panoramic views of TN River in this 4 BR/3 full BA home w/ wrap around deck on 1+ acres. Main level has maintenance-free LVP flooring and LED lighting. Kitchen has granite counters, butcher block island top w/ central range & stainless appliances. In-law suite w/ full BA. 30x50' shop has 10' rollup door, separate drive & concrete floor. 100 yr old stone wall borders back yard. \$439,000.



1387226 - Great location. Lots of potential. 3BR/2BA w/ large LR, separate DR, breakfast nook in kitchen. Additional 880 feet of potential living space in the walkout basement. Basement is plumbed for a 3rd bathroom and would make a great mother in law suite or separate living space. Make this your own when you remodel it to your specifications. Your options are endless. \$172,900.





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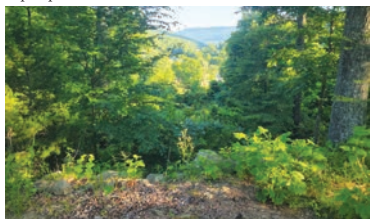
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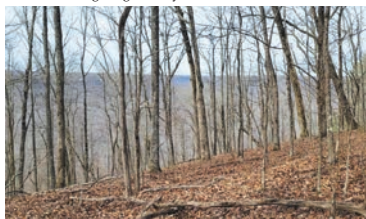
#1375980 - You can own 50.09 acres of unrestricted, private land in Sewanee. Gentle terrain offers many building sites. Blue line stream runs through it. Could be private estate, homestead farm, hunting lodge or subdivided. 1100' of road frontage w/ electric, city water & highspeed internet. Septic permit on file. \$450,000.



#1365098 - Amazing chance to own 21.66 acres downtown yet on the mountain with spectacular views of the mountains and Tennessee River. The driveway and several possible home sites have been rough cut in for easy access and viewing. So many possibilities with no restrictions. Don't let this gem get away. \$315,000.



#1374113 - Breathtaking mtn views everywhere you look. Ready for your dream home. Driveways, electric, 2 septic tanks and lines, propane tank all installed. City water run to multiple locations. Gig internet available. Other possible site locations for cabins/homes for a family homestead, compound or Airbnb rentals. NO Restrictions. \$218,500.



#1364505 - This wooded Bluff lot is located in Historic Sewanee, Tennessee, home to the beautiful University of the South. This lot has 485 feet of bluff looking into Battle Creek and Lads Cove. This lot has large mature trees with rolling usable terrain. Make your appointment today to see this gem! \$166,000.



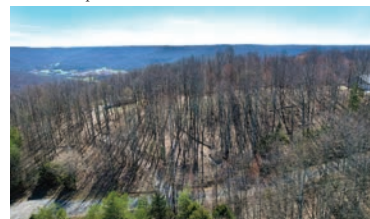
1379457 - Bluff lot in Jasper Highlands. Views from back deck & front porch. Lot perked for a 3-BR. Nature surrounds you Amenities include pickle ball and tennis, bocce ball, horse shoes, putting greens, two community pools, a dog-park, fishing ponds, hiking trails, a restaurant, fitness center, fire department, helipad, much more! \$320,000.



1378638 - Build your dream home on this level wooded lot in Jasper Highlands. Lot backs up to one parcel of over 1400 acres for ultimate privacy. Living your best life with numerous parks & recreation areas, miles of trails, pools, tennis and pickleball courts, workout facilities, fishing ponds a restaurant and more Mountain top living at its best! \$99,000.



1386579 - This lot is located on Jaspers main road and is zoned residential but due to the location, could easily be changed to commercial for your business. Mostly cleared and level so it will be easy to build on. The lot is narrow but deep so you could build a home well off the main road or do a business up at the road. Utilities are at the road. \$165,000.



1369933 - Sitting up high on the Cumberland Plateau sits a quiet lot with big, beautiful views of Sweetens Cove. The driveway has been installed, city water, power and highspeed gig internet is located at the road. Don't miss this chance to own this gem, call and schedule your appointment today for a showing. \$67,000.



If you are just passing through this area at the moment but may be entertaining ideas of making this your home and perhaps even starting or relocating a business here, the Marion County Chamber of Commerce will be more than happy to help you with any information you need!



# MARION COUNTY CHAMBER OF COMMERCE

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#1381235 - Check out this 28.52 acres! Located in the beautiful Sequatchie Valley surrounded by mountains on a hill with great views! This diamond in the rough has several building spots with no restrictions is less than 15 minutes to Dunlap or Whitwell. Lots of space and privacy.



**\$285,000**



**\$180,000**

#1387317 - Gem in the rough. Needs TLC but great bones. NOTE: heat does not work; buyer responsible to install HVAC if desired; there is a gas fireplace. Refrigerator, stove, and dishwasher included. Attached carport (2 car). Covered front and back porches. Partially cleared, level lot with wooded areas on one side and back side. Nice views and a quiet neighborhood.



**\$98,000**

#1372954 - Across street from a hospital. Less than a mile from Red Bank High School. There is recent and new growth in this neighborhood. Downtown Chattanooga only minutes away. 1. acre (2 lots) bordering Mountain View Ave and Morrison Springs Rd. on a downward sloped and wooded. Lots of potential a great investment opportunity.



**\$245,000**

**Closed**

#1382153 - Cute 3 bedroom 2 full bath home in the Valley! This great home features open concept floor plan, built in 2009, nice laundry room, fenced back yard for pets, new paint, new lighting, huge rear deck, 2 car attached garage, nice area and much more.



**\$200,000**

**Contingent**

#1386469 - All brick 3BR/1BA home in quiet neighborhood near Dunlap offers blend of style, functionality, and sustainability. Extensive renovations before and after recent acquisition. New floors, roof, windows, HVAC, and appliances. Low utility costs. Fully secured garage w/ concrete pad & automatic garage door. Yard flat and cleared, nicely landscaped. Appliances included. Minutes from Highway 111.

#1379072 - Ready for some peace and quiet? - "Off grid" living. This 364 sf mini-home has full BA, sleeping area, living area, & kitchen area. Gas stove. Sitting on corner of beautiful mountain land. Has a creek running through it. 5.31 acres of raw undeveloped country. No restrictions. Uses Solar Panels. Septic tank installed. Broadband internet available. Utilities available at road.



**\$59,900**

**Pending**



# *Thinking of selling your home yourself?*

Here are a few points you might want to consider before you begin:

1. *The right selling price is difficult to arrive at.* Besides not dealing with housing market trends on a regular basis, owners tend to see their home with an untrained eye and often overlook elements which have an impact on the property's true value.
2. *The process is much more difficult by trial and error.* Extra work, costly mistakes, frustration and confusion are common results of not being familiar with all the arrangements involved.
3. *You'll be on call day and night.* Without someone to qualify and screen potential buyers, an owner is subject to "drop-in lookers" at anytime who may or may not be seriously interested.
4. *Financing is a complex part of the equation.* Changing interest rates, points, terms, types of mortgages (FHA, VA, ARM, etc.) are especially difficult to deal with if you don't do it routinely.
5. *Price negotiations are tricky.* Without someone skilled in real estate transactions on your side of the table, you are likely to lose far more than any fee for professional services would amount to.
6. *The paperwork is a headache.* Title searches, mortgage forms, closing documents, and the rest of it can be mind boggling and time consuming. Taking days off from work to try to figure it all out and get it done is also an expense to you.
7. *Buyers are often wary of dealing directly with homeowners.* It is easier to speak frankly and ask direct questions with a Realtor than to risk insulting a homeowner. Buyers want to feel they are getting all the information they need to make a good decision without worrying about ruffling the feathers of the seller.
8. *The longer a home sits on the market ... the harder it is for anyone to sell it.* Buyers begin to wonder what's wrong with it, and will be less likely to look at it later, even if it is listed.

*If you're sick, you go to a doctor. If you need legal advice, you go to an attorney. Doesn't it seem logical, then, that you would enlist the help of a professional Realtor when you embark on such an important task as selling a house? Any one of the Realtors in this book would be more than happy to work with you when you are ready to sell your home.*







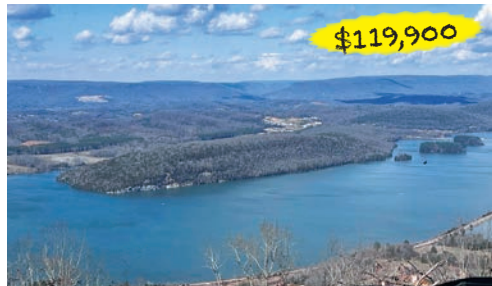
**\$379,999**

#1377252 - Completely renovated ranch style home, 2BR/3BA with attached 3-car garage on 4.7 acres in Bridgeport, perfect for mini-farm. Addl flex space in basement could be BR/BA, w/open space perfect for family rec room, office or other. LR spacious w/hws & natural light. Covered porches, Amish-built barn w6 stalls & hayloft. Pole barn for multiple cars, camper, etc. Chicken coop, fruit trees, big garden, pasture, more! \$379,999.



**\$319,900**

#1385231 - Impeccable, turn-key home in Trenton, GA, 3BR/2BA, 1517 sf on 3/4 acre lot. Built in 2020 w/9 ft. ceilings & custom door & window casings that flood space with natural light. Kitchen is culinary delight w/granite counters & stainless appliances. Master BA is spa-like retreat. Screened back porch & privacy fence. Wonderful view of pond and Lookout & Sand mountains. Easy access to I-59.



**\$119,900**

#1387411 - Enjoy stunning views of the valley from your next dream home or vacation hideaway in beautiful Sequatchie Pointe. This gated community offers a community pond with picnic area perfect for small gatherings.



**BOAT SLIP!**

**\$110,000**

#1382050 - Build-ready lot in prestigious Crown Harbor at Nickajack Lake. Great River Gorge views, wildlife, and private community ponds. Plans for community pool to be completed by Summer 2024, boat launch, and walking trails. Enjoy clubhouse, covered pavilion, and marina with year-round deep water. Comes with a covered boat slip. Pond and river views from both the front and back have it all.



**\$74,999**

#1384039 - This listing on Kellys Ferry Road offers 4 acres of partially cleared land perfect for your next home. This lot would also work for two homes. Great location. Close to restaurants, shopping, and schools.



**\$169,999**

#1386218 - Handyman special! Ranch-style home on private road. Spacious one-acre, perfect blend of country living & city convenience. 3BR/1BA w/second BA under construction. Ample space, functionality and style. 3-Car garage and two outbuildings offer plenty of room for vehicles, hobbies, or extra storage. Car enthusiast's dream or mechanic work-from-home garage. Sold as-is, conventional/cash loan.

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