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September

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#17 - Beautiful waterfront property, 3BR/3BA, that will give you and yours many, many lovely memories to make in your new home! Enjoy watching the boats on the water or use the convenience of swimming or boating from your own property. Call today for your showing appointment! \$599,000.



#5 - Vintage 2-story home in downtown South Pittsburg, originally built in 1900 with many updates through the years. 4 BR / 3 BA, 2,844 sf. Walking distance to schools, restaurants, shopping, etc. with pickle ball courts just down the street at Loyd Park. Come and enjoy the Historic Princess Theatre for concerts while dining nearby. \$299,900.



#77 - Private oasis on 35-acres at end of country lane. Stunning views, open pastures, serene



wooded areas & abundant wildlife make it ideal retreat. A small creek adds to the tranquility. Multiple potential building sites; developers welcome, or design your dream home, horse ranch or cabin. Old homestead adds rustic charm. Lack of restrictions offer options to build a family estate, establish a hobby farm, or create a recreational getaway. Close to I- 24. \$345,000.



#15 - Large home w/1950's grand style in heart of South Pittsburg. Original part has 10' ceilings, lots of rooms, true homey feel. Nice sized kitchen, huge sunken den, family room, sunroom, DR, study & more. Master BR w/bath & closet on main floor.. Also has lg mother-in-law suite w/plenty of privacy. Open floorplan. 2 lg BRs upstairs, full bath & lg closet/ storage room. Small building outside could be playhouse, she-shed, or man cave. In-ground pool out back. \$450,000.

#63 - Unique tiny country town hidden at back of a hollow has rich farmland and historic homesteads. Also home to Russell Cave National Monument. These are two of the most desirable parcels in



Orme. Adjoining lots form a 12.8 acre parcel that gently slopes up the mountain. Old hardwoods burst with color in the Fall. Driveway runs roughly 200 feet from a spectacular waterfall that was the water source for Orme for many years. Good for horses and/or gardens. No restrictions. \$150,000.



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.



Sale Pending

#10 - Charming 3BR/2BA in South Pittsburg. One-level; plenty of room for family living. Large, fenced back yard, detached carport, outbuilding for storage. Nice neighborhood. Easy access to I-24. Sweetens Cove golf course located nearby! \$250,000.



Reduced!

#59 - 3BR/2BA home is designed for comfort. Spacious master suite w/ BA suite; other 2 BRs have BA between. Cozy breakfast nook has lovely bay that fills room with natural light. Beautiful screened porch to enjoy outdoors w/o the bugs. Big backyard for family activities and relaxation. Could be perfect for you! \$325,000.



SOLD

#99 - Great opportunity to purchase commercial property on Highway 41 in Downtown Jasper. \$225,000.



#56 - Looking for a house with open floor plan? This could be the one. Large master bedroom with walk in closet and 2 guest rooms. Large family room for everyone to enjoy. Half fenced backyard for your pets or kids. \$299,900.



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

#23 - Built in 1934, this nice 1,200 sf home is in need of TLC It features 3 Bedroom, 1 Bath, a large country Kitchen with separate Dining Room (Could be a 4th Bedroom). Central Heat and Air, with Natural Gas . Metal Roof only 5 years old. Nice 7' x 26' Covered Front Porch for those nice summer nights. \$85,000.



SOLD

#20 - Looking for a house to flip? Look no further! This 3 bedroom 1 bath home in Jasper has great potential. Call today for a showing appointment. \$125,000.



SOLD

#22 - 4BR/3BA home on large city lot. Huge LR/DR combo. Large back yard. Walking distance to schools, track, and downtown square. \$319,900.



#11 - Lovely 2BR/2BA mobile home features multiple outbuildings for various uses. Quiet setting to enjoy the outdoors on a beautiful sunset evening. \$249,500.



Heart Realty

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#1507419 -
Wonderful
home in
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Pittsburg. 4 BR,
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15 rooms. Tall
ceilings, nice
kitchen and
sunken den.
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with a Mother-
in-Law Suite.
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for the kids.
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\$450,000.



Major Price Reduction!



SOLD

MLS1398896 - Great 3-4 BR home with 11 acres and close to Fall Creek Falls State Park. \$328,000.



Sweetens Cove

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



SOLD

MLS#1397583 - Great home in Jasper. 4BR/3BA on lg level lot. Walking distance to park, schools, and downtown. \$319,900.



#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!



Sweetens Cove

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



New Listing

SOLD

#1510920 - Great 1650 sq ft home on 1.7 acre level lot. 3 BR 2 Bath with large living area w/ gas fireplace. Detached workshop. \$375,000.



SOLD

#66 -Beautiful 4 acre tract in New Hope. These don't come available very often. \$76,900.

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Melissa Hubbard, CRS
423-637-0492
melissaahubbard@gmail.com



Jessica Wright
816-812-1443
jessicawrighthomes22@gmail.com



Jacquie Jenkins
423-403-0103
realestate
sisters
tn@gmail.com



#1511156 - Recently finished sanctuary in picturesque 20-acre landscape; 4 BR, 2.5 BA, 2325 sf full of luxury. Floorplan ideal for entertaining small or large gatherings. Well-appointed kitchen, media room, generous closets. Outside enjoy dramatic bluff views, a gentle creek; Franklin State Forest & University of the South nearby. Rare opportunity. \$1,250,000.



#1510469 - Uniquely crafted home in Jasper Highlands. View of TN River, pond in back yard. 2-masters on main floor, open kitchen, GR for entertaining. Hw looking tile on main floor. Screened porch, lower deck, bunk room below w/private entrance, fire pit. Amenities abound including pools, courts, bocce ball, soccer field, restaurant, firehall, clubs, much more plus charming communities below. \$875,000.



#1514886 - 3BR/2.5BA mountain top escape on 1.33 wooded acres just off the bluff at end of cul-de-sac. Features: private trail, fruit trees & seasonal creek w/ waterfall. Enjoy privacy from your patio. Residents have access to pools, pickleball & more. Ideal as residence, vacation home or investment. The peace of Jasper Highlands can be yours. Motivated seller! \$725,000.



#1517149 - Easy living in rural setting! 4BR new build sits on nearly an acre - ideal for pets, kids, or garden. Split-level w/owner's suite (BR, BA, laundry/mudroom) on entry level off 2-car carport. Kitchen, dining, & living areas upstairs w/front/back yard access, + 3 more BRs & full BA. LVT flooring, spray foam insulation, smart board siding make for low maintenance. Pick your colors now! \$365,000.



#1513097 - River Bluffs home in Jasper Highlands. 1.86 acres. Wrap-around front porch, gazebo out back. Plenty of room to entertain indoors & out. Main house 3BR/3BA/3-car garage; also detached 2-car garage with full bath and kitchenette, perfect in-law suite or guest quarters. Every detail eschews quality from the lighting to spacious rooms and so much more. Must see! \$1,095,000.



#1509527 - Serene country living waiting for your dream home on this stunning vacant property in the heart of Pikeville, Tennessee. Fully fenced for agricultural pursuits. Endless possibilities for horseback riding, hiking, fishing, or many other peaceful possibilities on this 126 acre tract which includes a small cabin and beautiful barn. \$999,900.



#1396648 - Luxury & comfort on intimate scale in Jasper Highlands. Designed for everyday ease, features exude quality. Open layout, elegant kitchen, low-maintenance flooring, spacious laundry area next to garage, much more. Secluded master BR offers privacy. Backyard is quiet retreat with towering trees and no other homes to be built nearby. Host of amenities. You must come see! \$549,000.



#1503870 - Prime riverfront site in Bridgeport, AL. Strategically sits on major routes; truck, railroad, & dock access. Well-suited for industrial, transportation hub, warehousing, commercial, or mixed-use. Nestled in northeast corner of Alabama, accessed via US Hwy 72 and SR 277. Alabama state dock approx 500 feet from entrance. Water, electricity, natural gas, and sewer available. \$1,100,000.



Gina Pannell
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melissaleahubbard@gmail.com



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jessicawrighthomes22@gmail.com



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realestate
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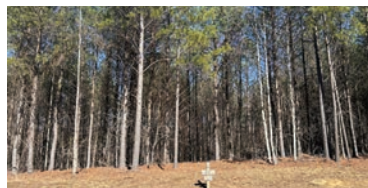
#1515697 - Step into history. Charming 5BR/2BA home on National Register. Original kitchen cabinets, moldings, French doors, stair banister, and working doorbell in the original side entry. Separate kitchen, dining, & living rooms are spacious, plus 3-car garage. Located in Bridgeport - home of Depot Museum, Russell Cave, & Trail of Tears ride. Minutes from Kimball and Scottsboro. \$240,000.



1506271 - Slice of Paradise! Perfect blend of country living and modern convenience. Lovely, completely fenced, 10-acres, minutes from restaurants, shopping & highway access to nearby big cities. Build your forever home or create the ultimate horse haven, this land is ideal for your vision. City water, electricity, gas, and sewer available. Equestrian ready. Prime location. Flat, usable land. \$200,000.



1518381 - Move-In Ready! Enjoy easy living in this 3-year-old home with open-concept layout, LVT flooring, tray ceilings, and ceiling fans. Low-maintenance with vinyl siding, landscaped yard, and all major systems still like new. Kitchen appliances included, parking front and back, privacy fence, and high-speed fiber internet. \$175,000.



#1505526 - Best Bargain in Jasper Highlands! Build your dream 3-BR home on this perked lot on private cul-de-sac. Amenities include two pools, soccer field, tennis, pickleball, dog parks, hiking trails, waterfalls, & vibrant community events, plus wellness center, & brewery. Local shopping nearby, 30+ minutes to Chattanooga; Nashville & Atlanta not far. \$85,000.



#1398107 - Room to grow in this updated 3-BR, 3 BA home w/new roof & flooring through most of upstairs. Walkout basement could be in-law suite w/ own BA & kitchen. Big back deck, covered patio, level front yard w/shade trees, 2 outbuildings, & chicken coop. Separate parking for lower level. City water + well. Gas fireplace. Peaceful! \$221,500.



#1516606 - Charming 3BR, 1BA single-story home on two wooded city lots - full of potential! This older home offers a functional layout, shady yard, and two storage buildings with plenty of space for tools, hobbies, etc. With some updates, it's perfect as a retreat, rental, or renovation project. Sold as-is, ready for your vision. \$129,000.



#1509411 - Build your dream retreat on this per approved lot in gated Sequatchie Pointe - ideal for a 3BR home or glamping getaway. Enjoy valley views, seasonal streams, abundant wildlife, a stocked pond, and a friendly mix of homes and RVs. High-speed internet and power at the street. Voluntary HOA. Peaceful, scenic living for \$65,800.



#1510696 - Hidden gem in Sequatchie Point; beautiful views of Nickajack Lake; borders one-acre stocked pond. Mix of large and small homes. Some residents use lots for "glamping" get-away. Lot approved for 3 BR home. Electricity and high-speed internet (SVEC Connect) available at the street. Gated community with some restrictions and a voluntary HOA. \$59,000.

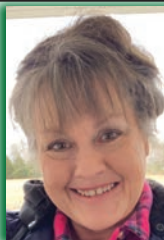
Thinking of selling your home yourself?

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.





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#1513910 - Spacious 5 BR, 2 BA, 3,000+ sf home on half-acre corner lot w/ customizable finishes! Lg kitchen/dining area, generous LR perfect for entertaining. New: vinyl siding, roof, HVAC, and windows. Two-car garage, utility building, partially fenced backyard. Some finishing remains inside giving buyer a chance to personalize. Perks include media closet, laundry area & brand-new kitchen cabinets. Unique space in front could be sunroom or screened porch.



\$459,000



\$10,000

#1399103 - Small lot, located just off Deerhead Road on Fawn Circle, offers a wonderful country setting on Fredonia Mountain. Enjoy a beautiful drive with a lake view and endless possibilities. Come check it out!

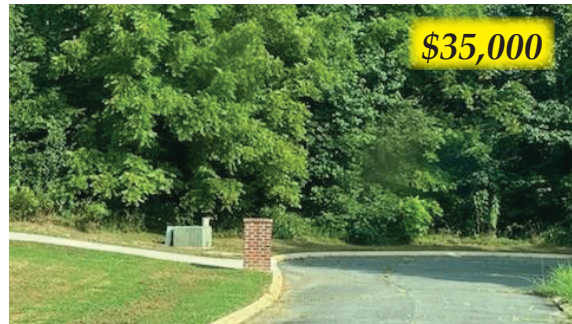
\$329,000



Reduced!

#1515680 - Ideal retreat, nestled on generous yard. Open-concept kitchen connects to dining area & LR. Bonus room could be cozy den or hobby haven. Main BR can take king-size bed w/ room to spare & direct access to rear porch. Just minutes from public beach & boat ramp; 5 minutes to I-24; perfect balance of tranquil country living but Chattanooga, just 35 minutes away..

\$35,000



#1517928 - All Wooded parcel, fronts paved cul-de-sac near golf course in Dunlap.

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!



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Have you ever noticed the homes for sale with a Realtor® sign in front usually sell quicker than the ones "For Sale by Owner"? It's a fact! Most homeowners have no selling experience, but they do have a job, which means if they had the know-how to do prospecting, advertising, qualifying, and all the other skills needed to close a sale -- they still wouldn't have the time necessary to get it all done. Let one of the professional Realtors in this magazine help you sell your home or find the home of your dreams. They have the training, the time, and they will make life MUCH easier for you!



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