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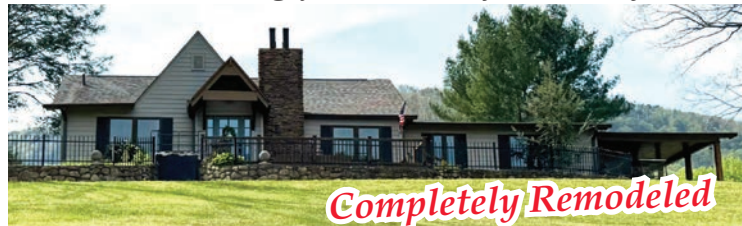
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~Possible 100% Financing for Qualified Buyers!~

#45 - Built in 2021, on 4.53+/- acres, this custom-built 3BR/2BA home in Jasper Highlands takes you to a private oasis featuring a stocked pond for those lazy afternoons or to gaze at over your early morning coffee. Conveniently located, it has the feel of privacy we all crave after a hectic day. \$950,000.



#09 - Completely remodeled 2,200 sf modern farmhouse on 19 cleared, fenced acres with year-round creek and solar-gated entrance. Features 3 bedrooms, 2 baths, bonus room/4th BR, office, exposed beams, gas fireplace, engineered hw floors, & tiled BAs. Major updates within 5 years: plumbing, electrical, HVAC, roof, windows, appliances. Includes screened porch, outdoor fireplace, detached 3-car garage, chicken coop, & Hardie siding. \$998,500.

#41 - Originally built in the 1950's this house has been totally re-built from the studs forward creating the dream home you are looking for today! There is another lot that comes with the purchase of this home which would be ideal for a pool or a detached garage with plenty of room to spare. Call today for your showing appointment! \$309,900.



#25 - Beautifully updated 3-BR, 2 full BA home in Jasper. Sits on 1.7 acres of level, usable land with plenty of space to enjoy the outdoors. Open layout that connects main living areas, creating a comfortable flow that works well for everyday living and gatherings. Kitchen has granite counters & stainless appliances. Large side yard for kids or friends to enjoy. \$285,000.



#76 - Beautiful views from this bluff property! 7.3+/- acres waiting for your new home in this gated community. \$150,000.



Heart Realty has been serving the Sequatchie Valley for more than 30 years. We are members of the Chattanooga Association of Realtors, the TN Association of Realtors and the National Association of Realtors.



#65 - Perfect blend of privacy and convenience with this 22-acre property. +/-2.5 acres, level & ready for your dream home, garden, or mini-farm. Wooded hillside ideal for recreation or seclusion. 250' of road frontage. City water available. Minutes from I-24 and just 30-minutes to Chattanooga. Endless possibilities. Come see! \$192,000.

#01 - Such a beautiful home on 2.92+/- acres and it can be yours today! Lovely open floor plan with master bedroom/bath on main floor.

Take a few steps upstairs and view the additional bedrooms affording privacy.

Game Day takes on a whole new experience as the basement would afford the opportunity to create a Family Retreat for Game Day, Parties, etc.

\$599,900.



#13 - Looking for your new home with 4 Bedroom & 2 Bathroom with a good backyard for family & friends? This could be it! Come and check it out! \$299,000.



#82 - Prime Commercial Opportunity on Highway 41 in Jasper! Contact Butch Witcher for complete details today!
List Price: \$295,000.



#06 - 2,800 sf home in Kimball with panoramic valley views. Flexible living with 3BR3/BA, and large den/office (or 4th BR). Updated kitchen opens to spacious DR, sunroom, and rear deck. Has fireplace, 2-car garage, attic storage, shed, , easy access to shopping & dining. \$450,000.



Heart Realty

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#1532250 Absolutely beautiful mini-farm. Appx 19 acres with a totally updated home. Over 2200 square feet, 3 car detached garage, creek, and too many features to mention. \$998,500.



#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 one of a kind properties!

New Listing!



1.8 acre level lot located in Jasper. Residential now but zoned Commercial. \$295,000.



MLS1541164 - Beautiful 7.3 acre bluff lot in The Ridges. \$150,000.



Nice lot on Highway 28 in downtown Whitwell. Zoned commercial. \$20,000.



Over 2200 square feet with garage. 3-4 Br's, 3 full baths. Large living room w/ fireplace. Updated kitchen with sunroom. \$450,000



22 acre tract on Griffith Hwy. Only 10 minutes to Nickajack Lake \$192,000.

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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#1541088 - \$879,000 - 2022-built 3-BR, 2.5-BA home in Jasper Highlands. Level 0.7-acre landscaped lot. Crown molding, spacious bonus room & screened back porch. Near the Farms community pool and fire-pit area. Enjoy waterfalls, walking trails, wildlife, mountain views, pools, pickleball, playgrounds and fishing ponds—all just 21 miles from Chattanooga.



#1531624 - \$629,900 - Tucked away on 1.33 private acres at end of quiet Jasper Highlands cul-de-sac. 3-BR, 2.5-BA home 1,800+sf w/oversized windows, a main-level primary suite, spacious bonus room, fire pit and quarter-mile walking trail. Community amenities include pools, pickleball, tennis, hiking trails, waterfalls and mountain scenery.



#1531851 — \$299,000 - Spectacular bluff homesite in Roberts Point section of Jasper Highlands! Perked for a 3-BR home, this cleared lot gently slopes toward the bluff w/breathtaking sunset views from your future back deck. Enjoy the beauty of the Cumberland Plateau plus pools, pickleball, tennis, bocce, putting greens, dog park, fishing ponds, hiking trails & more!



#1541951 — \$249,900 - New construction offering comfort & affordability! 2-BR home has granite counters, abundant kitchen storage, lg pantry, laundry room and two full BA. Garage, spacious covered front porch & back deck perfect for grilling. Excellent choice for first-time buyers, downsizers or anyone looking for move-in-ready home.



#1517883 — \$199,900 - Exceptional privacy on this 3.95-acre homesite on quiet cul-de-sac in The Farms of Jasper Highlands. Mature hardwoods, a shared pond view. Perked for a 3-BR home. Design your own private driveway and enjoy pools, tennis, pickleball, hiking trails, waterfalls & fishing. Just 45 minutes to Chattanooga & two hours to Nashville or Atlanta.



#1533878 — \$175,000 - 1.33 acres of privacy and beauty in gated Jasper Highlands. Tucked on a quiet cul-de-sac among towering pines, this homesite overlooks serene pond. Perked for a 3-BR home. Enjoy sunrise & sunset views + community pools, hiking trails, tennis, pickleball, fishing & dog park. Convenient to local towns, 45 minutes to Chattanooga.



#1543122 — \$105,000 - Build your dream home on this beautiful 1.5-acre lot in the Founders Section of Jasper Highlands. Flat homesite w/peaceful wooded backdrop, underground utilities, convenient access near community entrance. Enjoy pools, tennis, pickleball, fitness center, hiking trails and dog park. Neighboring lot offers more options and privacy.



For Sale or Rent

#1541303 - \$315,000 - Newly renovated home on a large corner lot in the desirable Gamble Subdivision, convenient to town, schools and interstate access. The updated kitchen features granite countertops, a large island with seating, stainless appliances and space for a dining table. LVT flooring throughout provides easy upkeep, and both bathrooms have been updated. The spacious yard offers plenty of room for children, pets or a garden. Outbuilding included..



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Jacquie Jenkins
423-403-0103
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sisters
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#1529566 - \$219,000 - Exceptional bluff property with panoramic views, privacy & freedom - no HOA. Create a custom estate, private retreat or investment property without gated-community restrictions. City water available, along with convenient access. Fantastic views! A compelling opportunity for buyers seeking mountain scenery and flexibility at an exceptional value.



#1518433 - \$179,000 - Build your mountain home on this 1.12-acre site in Jasper Highlands. Backing to protected reserve, property offers exceptional privacy, abundant wildlife & pond & bluff views across the street. Approved for 3-BR home. Utilities available at road. Pools, pickleball, tennis, hiking trails and waterfalls, just 30 minutes from Chattanooga and less than two hours from Nashville and Atlanta.



#1512945 - \$180,000 - Build dream home on this 1.57-acre wooded homesite in Jasper Highlands, backing directly to a protected reserve. Mature hardwoods & pines, several level building areas, nearby hiking & easy access to Farms community pool, pickleball, tennis, waterfalls, overlooks, dog parks and miles of trails. Peaceful mountain living but not far from cities.



#1539650 - \$3,750/month - Furnished mtn home offers privacy, outdoor living and attached two-car garage + detached garage bay. Open floor plan: office, game room, hw floors, granite counters, stainless appliances, stone fireplace, spacious entertaining deck. Amenities include pools, pickleball, tennis, trails, parks & more. One-year lease. Owner pays HOA and water. No pets or smoking.



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#1535743 - \$1,295,000 - Exceptional Jasper Highlands custom home. Panoramic TN River views! Soaring ceilings, custom millwork, gourmet kitchen and expansive Trex deck. Energy-efficient construction includes geothermal HVAC and spray foam insulation. Walk-out lower level is framed, wired and plumbed for additional living space. Premier gated community with outstanding amenities.



#1536364 - \$1,265,000 - Extraordinary home on more than five acres in Jasper Highlands. Features Acacia h/w floors, soaring wood ceilings, gourmet kitchen, gas fireplace and expansive screened porch with fireplace. Includes bonus room, whole-house generator, Kubota tractor and Polaris Ranger. Beautifully landscaped grounds offer exceptional privacy within this premier gated mountain community.



#1542323 - \$999,500 - Exceptional custom home in Jasper Highlands offering approximately 2,854 sq. ft. of elegant single-level living. Features soaring ceilings, chef's kitchen with Café appliances, dramatic stone fireplace, media room and private primary suite. Enjoy an expansive rear deck, oversized two-car garage and RV hookup, plus outstanding community pools, trails, courts and recreation.



#1539076 - \$339,000 - Beautiful 3-bedroom, 2-bath brick ranch on 1.75 acres featuring hardwood floors, stone fireplace, spacious kitchen and vaulted sunroom. Outside, enjoy an in-ground pool, expansive deck, grilling area, fenced backyard and mature landscaping. Two-car covered parking. Seller is offering \$10,000 toward closing costs with a reasonable offer.



#1543119 - \$299,999 - Newly updated Bridgeport ranch offering comfortable one-level living! Features an open living area with hardwood floors, built-ins, stainless appliances, spacious bedrooms, walk-in closet and oversized laundry room. Enjoy the large front porch and fenced backyard with oversized gate for vehicle access. Convenient to Google, Shaw Industries and USG.



Contingent
#1543236 - \$239,900 - Charming 3-bedroom, 1.5-bath home in the heart of Jasper! Features updated flooring, neutral finishes, spacious living areas, ample kitchen storage and a 1-car garage. Enjoy a large, level backyard with mature shade trees and plenty of room for entertaining, pets or gardening. Convenient to schools, shopping and restaurants.



#1540365 - \$225,000 - Move-in ready and fully renovated! This charming one-level home features 3 bedrooms, updated bath, bright living spaces and a stylish kitchen with white cabinetry, stainless appliances and tile backsplash. Enjoy a covered front porch, mature shade trees, ample parking and a detached 2-car garage perfect for vehicles, storage, hobbies or workshop space.



#1542307 - \$215,000 - Well-maintained 3-bedroom, 2-bath manufactured home on nearly an acre with desirable split-bedroom layout. Has large bonus room, separate laundry & covered outdoor areas. A second efficiency-style residence offers flexibility for guests, extended family or potential rental income. Oversized metal storage building with roll-up door provides excellent vehicle and equipment storage.

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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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Do you have friends or family somewhere else who are thinking of moving back to our most beautiful corner of the world? Tell them they can find this magazine on the World Wide Web and start looking for their new home right away.

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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!

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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