

MARION COUNTY, TENNESSEE

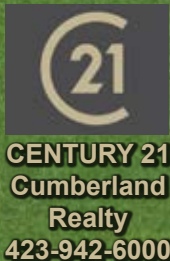
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#406 - Jasper - \$349,000 - 1.22 +/- bluff lot in Jasper Highlands. Beautiful view with hardwood trees. **MLS#1338729**



#410 -
 Sequatchie-
 \$15,500
 - 1/2 acre
 building
 lot only 12
 miles from
 Jasper.
MLS#
1335692



#405 - Guild - \$44,900 - Approximately 2 acres; walking distance to Hales Bar Marina. **MLS#1337684**

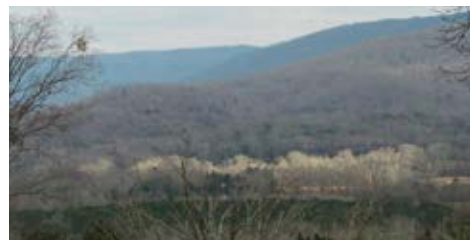


Reduced

#407 - Chattanooga - \$255,900 - 4 BR, 2.5 BA tri-level home in East Brainerd area. Large living room & den w/fireplace. Nice corner lot w/fenced backyard. **#1342310**



#400 -
 Jasper -
 \$29,500 -
 Great
 building site
 on almost
 3 acres with
 a southern
 exposure for
 a walk out
 basement
 type home.
 Incredible
 valley &
 mountain
 view. City
 water
 available at
 lower section
 of property.
 Owner/agent.
MLS#1332912





Teresa Smith

Affiliate Broker

(423) 309-2037

TeresaSmithC21

@gmail.com



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\$475,000

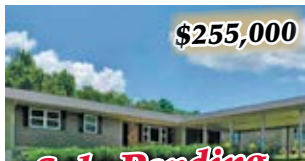
#987 - Bridgeport - 2 homes for price of 1 on 4.34 Acres! Main home 6BR/4.5BA, 3651 sf of living space & 6 car garage! Absolutely beautiful, so much room, so many amenities incl outside screened porch & gorgeous in-ground saltwater pool. Second home 3BR/2BA home - perfect for guest home or rental income! **MLS#1342560**



\$259,000

Sale Pending

#509 - Whitwell - Very nice 4 BR home on a level fenced in lot has hardwood floors, new counter tops, new gas pack HVAC, new roof & new carpet. Beautiful mature trees, detached garage w/2 carports, workshop w/extra storage. **MLS#1341730**



\$255,000

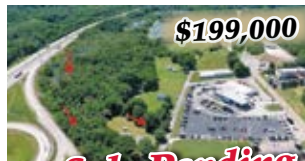
Sale Pending

#508 - Dunlap - 3 BR, 2 bath home with large fenced in yard great for outdoor entertaining. Great location close to schools, parks, shopping, dining & more. **MLS#1341729**



\$50,000

#580 - South Pittsburg - This wooded 3.5 acres in the private gated deed restricted community of The Bluffs at Nick-A-Jack has a beautiful view of the Tennessee River. **MLS#1335724**



\$199,000

Sale Pending

#550 - Kimball - 4.9 acres across from Riverside Chevrolet has 1,080 sf rental in need of repair (value in land & location). Currently has yearly lease for a billboard & zoned residential in a C-2 Highway Commercial area. **MLS#1337877**



\$66,000

#521 - South Pittsburg - Wooded 3.78+/- acres. Enjoy amazing sunsets along with view of the Tennessee River. Very convenient only minutes from I-24 and close to multiple boat ramps, fishing, shopping & dining. **MLS#1324256**

Crown Harbor

#511 - Lot 1C.....Clubhouse Dr.....0.55 +/- acres....\$120,000.....**MLS#1338517**

#512 - Lot 2R.....Clubhouse Dr.....0.50 +/- acres....\$120,000.....**MLS#1338519**

#513 - Lot 11B.....Clubhouse Dr.....0.49 +/- acres....\$120,000.....**MLS#1338524**

#514 - Lot 15R.....Clubhouse Dr.....0.40 +/- acres....\$120,000.....**MLS#1338521**

#515 - Lot 32.....Starboard Dr0.38 +/- acres....\$175,000.....**MLS#1338527**



#970 - Prime Commercial Property. Excellent visibility from I-24 (43,390 Average cars/day). Lots available directly across from Lowes & Tractor Supply, Walmart, Cracker Barrel, etc nearby. Underground utilities



**Amanda
Matthews**

Affiliate Broker

(423) 240-4974

AmandaC21Realtor

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\$935,000

#710 - Jasper Highlands - Brand new bluff front, 4 BR, bonus room, office, 3 1/2 bath, custom built mountain top home with LOTS of amenities!

Jasper Highlands

#791 - 1.36+/- acre lot on Sweden's Overlook - \$145,000.

#714 - 2.29+/- acre lot on River Bluffs Drive - \$140,000.

#717 - 1.8+/- acre BLUFF lot on River Bluffs Drive - \$399,900.



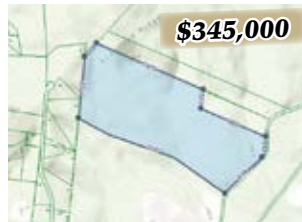
\$114,900

Sale Pending

#760 - Jasper - One level mobile home on a block foundation on Industrial Blvd. Partially fenced almost 1/2 acre lot. Recently remodeled with new flooring and windows. **MLS#1341282**



Spectacular WATERFRONT lots at Crown Harbor priced from \$107,500 to \$400,000. Year round deep water, lakefront lots with unobstructed views of lake & surrounding mountains. Build your dream home!



\$345,000

#750 - Jasper - Almost 50 acres of land that can be developed into a neighborhood, a small farm or commercial site. Located close to Nickajack Lake and Little Cedar Mountain. **MLS#1317654**



\$149,000

Reduced

\$45,000

#735 - 1 acre Bluff lot off of Vineyard Point Road in Sequatchie. **MLS#1332929**

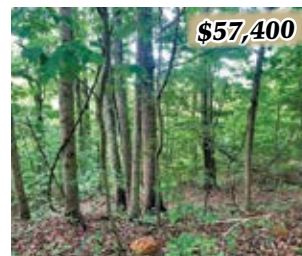


\$189,900

Sale Pending

#739 - Jasper - All brick 3 BR, 2 bath ranch home in the middle of Jasper. Well maintained with nice large, level yard. **MLS#1341311**

#746 - South Pittsburg - Gorgeous 6.8+/- acre lot on Tennessee River. Mostly wooded but clearing for a house. A well is already located on the land too! **MLS# 1307613**



\$57,400

#708 - South Pittsburg - Great building lot on Bent Tree Dr in Sunset Point with city water. **MLS#1337377**



Jeff Matthews
Broker

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Jeff_M940@yahoo.com



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\$369,900

South Pittsburg - Grey brick rancher, 3BR 1BA, just past Sweetens Cove Golf Club. New: vertical pump, hot water heater, water pipes, windows and fresh paint. On 12.5 private acres. Additional home on property could be renovated and make a great income producing property. **MLS#1341266**



\$350,000

Reduced

S. Pittsburg - Rustic cedar home w/ unrestricted views of TN River. 3BR/3.5BA, 3 decks, foyer; LR & DR have hand-waxed hw floors. Master BA updated w/tiled walk-in shower; kitchen has tile counters. Roof and on-demand water heater just 5 years old. Basement could be 4th BR; also has wet bar and gas f/p. **MLS#1332583**



\$95,000

Sale Pending

Bridgeport - Well Maintained older home with 3BR/1BA on large tree shaded lot. This home is in move in condition. **MLS1337710**



\$327,500

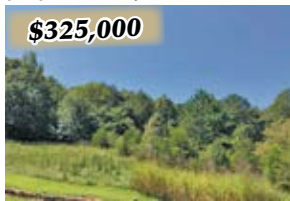
S. Pittsburg - Newly constructed home in South Pittsburg, 4BR/2.5BA, 1974 sf. Lots of extras. Master on main level w/nice open floorplan. Master BA has soaking tub & lg shower. Custom cabinets and quartz. SS appliances incl gas range. Tankless water heater. **MLS#1340279**



\$228,500

Sale Pending

#845 - 3BR/2.5BA home in Bridgeport close to town/schools. Lg LR w/fireplace, separate DR. Kitchen w/all appliances leads to patio. Fenced back yard & garden. Unfinished bsmt w/590sf. finished den w/second f/p, laundry rm & half BA. Safe room/storm shelter, dbl car garage. All on 4 city lots! **MLS#1336623**



\$325,000

#939 - 110+/- acres of beautiful wooded property with road frontage on Sweetens Cove Rd. This property is located just down the road from Sweetens Cove Golf Club. The property would make a great subdivision. **MLS1306371**



\$699,900

New Listing

#826 - Beautiful Spacious 4 bedroom home on the golf course in Black Creek Chattanooga. Your own private pool and many amenities. Resort Style Living at its best!!! **MLS#1342518**



\$465,000

New Listing

#804 - Brow lot in gated community of Jasper Highlands. Stunning, gently sloping 2.83 ac is ready for your dream home. Vibrant sunrises and twinkling of lights in the valley at night. Call Tiffany for a list of amenities! **MLS#1343513**



\$395,000

New Listing

#815 - Brow lot with Panoramic Views of the Mountains and Tennessee River. Homesite has been cleared and ready for your custom mountain top dream home. **MLS#1340519**



Tiffany Jenkins

Affiliate Broker

(423) 718-0966 - Cell
(423) 942- 5178 - Fax

TiffanyJenkinsC21@gmail.com

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John Wells
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(423) 290-4973 - Cell
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\$179,500



#327 - Whitwell - 3 BR home is in move in condition with updated floors, paint & deck. Fenced in back yard. Good neighborhood - must see. **MLS#1339765**

\$202,000



#326 - Whitwell - All brick 3 BR home w/metal roof, hardwood floors, CHA window unit, gas wall heater. Includes 1 bedroom apartment & a large 30x60 all metal building with metal roof & wood floor. **MLS#1334171**

\$113,500



#684 - South Pittsburg - 2 BR & 1 full bath on oversized level lot on 2nd St. w/ hw floors and knotty pine paneling, rocking chair front porch, & large fenced backyard w/storage building. **MLS#1340092**

#694

- Jasper - 4 BR, 2 BA home on an acre lot. Features updated living room and kitchen with new granite countertops & cabinets.

MLS# 1341902

\$182,500



\$37,500



#322 - Jasper - Great 0.89 +/- acre lot with mountain views on Wilson Court - this is the only lot left. Backs up to greenway. **MLS#1332964**

\$329,500



#691 - Jasper - 3,876+/- sf building, brick over block construction w/metal roof - was originally a bank bldg w/vault (most recently used a floral shop). Plenty of parking, prime location. Lots of potential uses for retail sales, office space, auto sales, parts store, etc. **CAT#30656831**

\$132,500



#693 - Jasper - 3 BR, 1.5 bath home on Marilyn Drive. Large fenced in yard with storage building. Nice 16x16 covered back porch. **MLS#1340106**

\$20,000



#688 - Wooded & buildable 1.3+/- ac lot just south of Dunlap on Woodcock Rd. Build your dream home here & enjoy beautiful fall colors or lazy shady summers with your mtn getaway. Close to everything but still complete serenity. Property has water rights to a spring. **MLS#1343251**



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\$335,000

Cover Home

#101 - Fort Oglethorpe - 3 BR, 1.5 bath home with LOTS of room & lots of updates. Family room downstairs - could be used for 4th BR. Nice screened in porch & patio for enjoying the fenced in backyard. **MLS#1343106**



\$199,900

Reduced

#140 - Whitwell - Professional building on Hwy 28, Whitwell. Former bank building at the Hwy 28 & 283 intersection would make a great professional office. Building is 1,436 +/- sq ft with a canopy area that is 264 +/- square feet that could be converted into office space as well. **CAT#30603457**



\$60,000

Bluff View Lots

#125 - South Pittsburg - 5+ acres on the bluff! Electricity & water available. **MLS#1256775**



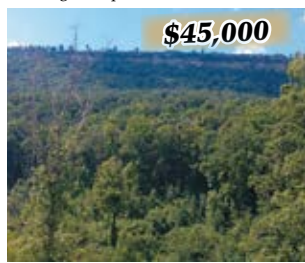
\$295,000

#104 - Jasper - 14.78 +/- acres located behind Badcock Furniture & Ace Hardware. Great location for multi family use; industrial use or retail center. 3 phase power water & sewer. **CAT#30568084**



\$199,000

#109 - Jasper - Two office buildings for the price of one! (#1) 2,860 +/- -sf with eight offices, reception, lobby, 1 full bath, two 1/2 bathes, kitchen. Perfect for law or medical. (#2) 2,132 +/- -sf rental building (occupied). **C-30396232**



\$45,000

#108 - Jasper - Great building lot with incredible mountain views all around in the Woodlands. **MLS#1341803**



\$475,000

#122 - Riverside Catfish House! Great business opportunity! Newly remodeled kitchen, dining room & outside dining area. Facility will seat 130+/- inside. Also has 2BR/2BA apartment with same size lower level that could be remodeled. **C-30603457**



\$119,000

Reduced

#126 - Dunlap - 1,600 +/- -sq ft office building with additional 576 +/- sq ft unfinished storage attached would make a great professional building located across from Sequatchie County courthouse. **CAT#30666196**



\$35,000

Sale Pending

#107 - Sequatchie Mtn - Great building lot - 4 lots for a total of over 2.6 acres! Mountain atmosphere but only minutes from downtown Jasper. **MLS#1340827**



\$275,000

SOLD

#102 - Jasper - Great 4 BR, 2 bath home with an open floor plan. New paint, HVAC, tankless water heater, granite countertops, hardwoods refinished. Fenced in backyard. Must see home! **MLS#1339783**



\$79,000

Commercial Lot

#105 - Jasper - 0.79 +/- acre lot on Hwy 41 at Hwy 28 intersection. Minutes from I-24. **CAT#30568079**



\$25,000

#100 - Whitwell - 2 building lots on Kilgore Lane - Unrestricted. **MLS#1335832**

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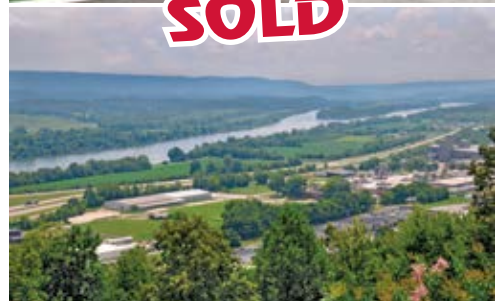
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LAND FOR SALE

- Lot 133.....Rarity Club.....Jasper, TNMLS#1277452.....**SOLD!** \$249,900.
- Lot 137.....Rarity Club.....Jasper, TNMLS#1275792.....**SOLD!** \$245,900.
- Lot 139.....Rarity Club.....Jasper, TNMLS#1277530.....**SOLD!** \$259,900.
- 25+/- ac.....Co. Road 170.....Stevenson, AL.....MLS#1254956.....**SOLD!** \$59,900.
- 7.4+/- ac.....8 Bolton Point Rd.....Greenbriar OverlookMLS#1316409.....**SOLD!** \$42,900.



SOLD



380 Riverview Drive, South Pittsburg. A wonderful 3 bedroom 3 bath 2,748 sq.ft. home with a panoramic view of South Pittsburg and the Tennessee River looking into Alabama from the entire south side windows, and main floor deck. There is also a finished basement and finished Garage. Many extras including Black Granite counter tops and matching Granite Tile Foyer. All the furnishings remain with a full list price offer. MLS#1321540, \$339,900.

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SOLD

Lot 139 Edgewater Way, Jasper. A wonderful lake front lot with a grand view of the lake. Watch inspiring sunrises, and breathtaking sunsets from your new home in Rarity Club with year-round deep water. Only twenty minutes to downtown Chattanooga. The very best of both worlds. 0.39 ac., MLS#1277530, \$225,000.

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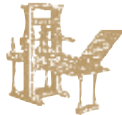
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Thinking of selling your home yourself? Here are a few points you might want to consider:

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 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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New Listing in Jasper



#1341907 - Beautiful 4 BR 2.5 BA home on large lot in downtown Jasper. So many amenities incl open floor plan very conducive to entertaining inside or on attached screened porch to the exterior large yard. Call for a showing! \$399,000.



SOLD

Great 3 BR/2 Bath home in Gamble Subdivision. Also has a great workshop. \$259,900.



Reduced

Kimball - Main Street

COMMERCIAL - Main Street in Kimball. Level with very little site preparation needed. Perfect for retail or office space. High traffic count. \$150,000.



RIVER VIEW!

MLS#1302652/1302660 Great building lots with a view of the Tennessee River Priced at \$59k and \$69k.



In Kimball

#1336590 - 4000+ sf brick home on three level lots in Kimball. 3000 sf detached garage/workshop with bath and bonus room. Too many features to list. This one won't last long! \$449,900



SOLD

Over 2300 sq ft home in Kimball. 3 BR 3 bath with possible 4th BR. Completely wooded and only minutes from everything in Kimball. \$339,900.



South Pittsburg

#1342196 NEW LISTING 1300+sf home in South Pittsburg. 2 BR, 2 Bath on level lot. \$69,900.



SOLD

Opera House Music Store in downtown South Pittsburg. "The most Unique Store in Tennessee."



SOLD

2+/- acre prime commercial property on Highway 72 in South Pittsburg just off I-24. Great location.



SOLD

Commercial bldg in Jasper. Over 8000 sf total with 4000 sf of warehouse space. Two roll up garage doors. Building has new led lighting, new flooring in retail area. Lots of office space. \$325,000.



New Listing

SOLD

MLS#1335018 - Fantastic 3 BR 2 Bath in Jasper. Completely remodeled. Large level lot with outside storage building/workshop. \$185K.

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Reduced!

#11 - Seldom does the chance come along to purchase a well maintained 4 BR 2.5 BA home with so many amenities! Sellers have "refreshed" both the home and the landscaping just for you! Lots of room for entertaining indoors or by the pool. 3 car attached garage. \$299,300.



#08 - Unique 4000 sf home on 3-lot parcel has large living area, lg laundry & storage room, 2-car garage w/3 workbays, lots of versatile spaces; all appliances remain; one-yr old roof; 3000 sf detached utility bldg. Master suite on main w/lg walk-in closet; two other BRs w/JacknJill BA. Semi-open kitchen den area. Many other features. This won't last long! \$449,900.



#29 - Beautiful 4 bedroom 2 1/2 bath home situated on large lot in downtown Jasper. So many amenities including open floor plan very conducive to entertaining inside or on the attached screened porch to the exterior large yard. Call today for a showing! \$399,000.



New Listing

#14 - Nice house with 3 bedroom and 1 bathroom with fence yard and above ground swimming pool . new flooring new garage door. \$194,995.



Sale Pending

#63 - Fine home, rustic setting in Kimball. Stone/fire siding, lg family room w/wood burning f/p, lots of natural light. Hw floors in living, dining and master suite. Master on main w/3 closets; master BA has vanity w/2 sinks & walk-in tile shower. Abundance of windows & French doors open onto deck. Carpeted sunroom. Two-car garage in bsmt. Much more! \$339,900.



SOLD

#26 - 4 BR home in Jasper w/hw floors. LR plus huge family room w/lots of natural light, tons of storage and cabinets, & ceiling fans. Kitchen has oak cabinets w/ granite counters. SS appliances and tile floors. Master suite downstairs w/walk in closet. Master bath has tiled shower. French doors to patio. 3 other nice sized BRs upstairs w/full bath. Covered porch out back with lg shade tree. Outbuilding and nice workshop. Quiet neighborhood close to schools & shopping. \$259,900.



SOLD

#68 - 12.9+/- acres available close to everything! (Mobile Home doesn't remain with property) \$100,000.



#110 - 9 acres, Godsey Drive in Jasper, available for various uses. \$250,000.



Heart Realty has been serving the Sequatchie Valley for more than twenty-five years. We are members of the Chattanooga Association of Realtors, Tennessee Association of Realtors and the National Association of Realtors.



#83 - Beautiful Lot (1.38+/- acres) available in Kimball on Timber Ridge. \$100,000.



Sale Pending

#12 - Brick house setting on 1.4 acres with lot of potential, just needs some work. riced To Sell! \$70,000.



Sale Pending

#94 - 1.8 +/- acres level building site. What remains of former house still on property needs demolition. Mostly wooded in the front facing Highway 150. \$29,900.



#31 - Cute 3 bedroom 1 bath home located near Richard Hardy School. Call for showing today! \$80,000.



#70 - Stunning views of Tennessee River from this spacious 1.4+/- acre lot. Build a beautiful home here and enjoy lazy days watching river traffic come up and down the river. Priced to sell \$69,000.

Heart Realty has been serving the Marion County, Southeast Tennessee, and the Sequatchie Valley since 1995. We have a passion for EXCELLENCE and do whatever it takes to achieve it! When you want the best, put Louise and her team to work for you.

#15 - Sold As Is. Buyer to verify Sq Ft of house. 3 BR, 2 BA. It needs your finishing touch to make it your style. \$100,000.



#65 - Lovely 1.71+/- acres available in Kimball for your new home. Convenient to schools, shopping, commuting. \$60,000.



#84 - Excellent Opportunity for farming, industrial, etc. Property on Hwy 28 very convenient to I-24. \$350,000.



#102 - Beautiful views from the bluff property! 7.3+/- acres waiting for your new home in this gated community. \$200,000.



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