



\$349,000 \$165/sqft **For Sale**

**1716 Valley Rd
Clarksville, TN 37043**

3 Beds, 3 Baths, 2112 SqFt, 0.310 Acres

Directions: From listing office: Madison Street to right on Memorial Drive, Left on Valley Road, follow to 1716 on Right. OR Madison Street to right on Haynes St/Mosley St (pass VFW), right on Merritt Dr, Right on Valley Road. Home on Right.

MLS #: 2678351

| | |
|------------------------|-----------------------------|
| Status: | Active |
| Year Built: | 1954 Renovated |
| County: | Montgomery County, TN |
| Subdivision: | East Meade |
| Class - Type: | Residential - Site Built |
| Annual Taxes: | \$1,254 065O H 00400 000 |
| Open House: | Fri 7/19/24 3 p.m. - 6 p.m. |
| Days On Market: | 0 |
| Source: | Realtracs |

Public Remarks: Freshly renovated all-brick ranch on finished basement in charming Hilldale area. Move-in ready with all new plumbing, windows, kitchen and baths, LVP flooring throughout, light fixtures, HVAC, roof and more! Primary suite with direct access to expansive (over 600 sf) covered deck. Walk-out basement bedroom suite/studio with separate new mini-split HVAC unit. Fenced yard with gated entry to additional parking space, great for RV or trailer, at back of lot - fronted on Mosley St. No HOA! Short stroll to grocery and restaurants.

Private Remarks: A few final details are ongoing. Ready for showing beginning, Friday 7/19. Professional photos to come. Contact Jodi with questions or Tara Curtis 615-513-8230.

ROOMS AND DIMENSIONS

Primary Bath Tub Shower Combo / Double Vanities

ROOM TOTALS AND SQUARE FOOTAGE

| | | | | |
|-------------------|---------------|--------------------|--------------------|--------------------------------|
| Main Floor | 2 Beds | 2 FB | 0 HB | 1,206 SqFt |
| Basement | 1 Bed | 1 FB | | 906 SqFt |
| TOTAL | 3 Beds | 3 Full Bath | 0 Half Bath | 2,112 SqFt / Tax Record |

LOT

| | | | |
|--------------|-------------------|----------------|---------|
| Acres | 0.31 / Tax Record | Mailbox | Mailbox |
| Fence | Back Yard Fence | | |

STRUCTURE

| | | | |
|-------------------------|-----------------|--------------------------|-----------------------------|
| Basement | Full / Finished | Patio & Porch | Covered Deck, Covered Porch |
| Construction | All Brick | Roof | Composition Shingle |
| Floors | Vinyl | Stories | 1 |
| Parking (Garage) | 1 / Basement | Style | Ranch |
| Parking (Open) | 6 / Driveway | | |

UTILITIES AND APPLIANCES

| | |
|------------------------------|--------------------------------------|
| Water & Sewer | City Water / Public Sewer |
| Heating & Cooling | Central Heat, Central Air Cooling |
| Oven & Range | Electric Single Oven, Electric Stove |
| Other Appliances | Dishwasher, Refrigerator |
| Laundry Connections | Washer Hookup, Electric Dryer Hookup |

FEATURES

No listing data available

COMMUNITY

| | |
|---------------------|---|
| Association | No HOA |
| Restrictions | Renting Permitted / Trailers Permitted / Pets Permitted |

SCHOOLS

| | |
|-------------------|------------------|
| Elementary | Moore Elementary |
| Middle | Rossvie Middle |
| High | Rossvie High |

OFFICE AND SHOWING INFORMATION

| | | | |
|--------------------|---|---------------------|--|
| List Agent | Jodi Kendall / (931) 801-9246 | Showing Info | 🏠 Schedule Showing <i>powered by</i> <i>Realtracs</i> |
| List Office | Crye-Leike, Inc., REALTORS / (931) 648-2112 | | |

CONTRACT INFO

| | | | |
|-------------------------|------------------------------------|----------------------------|-----------|
| Listing Detail | Exclusive Right To Sell / Standard | List Date | 7/11/24 |
| Deed Book / Page | 2299 / 1304 | Original List Price | \$349,000 |
| Financing | Conventional, FHA, Other, VA | Buyer / Broker Comp | 3 |
| Possession | Date of Deed | Dual / Variable | No |

Requested by: Tara Curtis

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.
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Report Type: **Agent Report**
Report Date: 7/19/24