



**\$280,000** \$196/sqft **For Sale**  
**6019 Todd Dr**  
**Clarksville, TN 37040**  
 3 Beds, 1 Bath, 1425 SqFt, 0.440 Acres  
**Directions:** Wilma Rudolph Blvd to Forest Hills Drive, right on Russell, left on Todd. Home on Left

**MLS #: 2696400**  
**Status:** Active  
**Year Built:** 1972 Existing  
**County:** Montgomery County, TN  
**Subdivision:** Forest Hills  
**Class - Type:** Residential - Site Built  
**Annual Taxes:** \$1,507 | 041C A 01300 000  
**Days On Market:** 1  
**Source:** Realtracs

**Public Remarks:** Gorgeous St Bethlehem all-brick Ranch, fully renovated in 2017. Cathedral ceiling in open living/kitchen/dining space. Custom country chic details throughout such as cabinetry by now-retired custom cabinet makers of the Old Mercantile and galvanized metal tub sink in bathroom. Rec room features entry from side or back and dedicated laundry space. The outside is as adorable as in, with shady covered front porch and 15x12 covered deck reinforced and ready for your hot tub AND 15x12 uncovered deck space for grilling, tanning or grilling while tanning. A 6 ft privacy fence encloses the large back yard and adorable tree house that is built to last with metal roof and trex decking. 27x17 detached ...

**ROOMS AND DIMENSIONS**

<b>Living Room</b>	14x15	<b>Bed 2</b>	11x11
<b>Kitchen</b>	20x11 / Country	<b>Bed 3</b>	11x10
<b>Primary Bath</b>	Tub Shower Combo	<b>Rec Room</b>	12x23
<b>Bed 1</b>	12x12		

**ROOM TOTALS AND SQUARE FOOTAGE**

<b>Main Floor</b>	3 Beds	1 FB	0 HB	1,425 SqFt
<b>TOTAL</b>	<b>3 Beds</b>	<b>1 Full Bath</b>	<b>0 Half Bath</b>	<b>1,425 SqFt / Tax Record</b>

**LOT**

<b>Acres</b>	0.44 / Tax Record	<b>Lot Features</b>	Level
<b>Fence</b>	Partial Fence	<b>Mailbox</b>	Mailbox

**STRUCTURE**

<b>Basement</b>	None / Crawl	<b>Roof</b>	Composition Shingle
<b>Construction</b>	All Brick	<b>Stories</b>	1
<b>Floors</b>	Carpet, Laminate	<b>Style</b>	Ranch
<b>Patio &amp; Porch</b>	Covered Deck, Deck, Covered Porch		

**UTILITIES AND APPLIANCES**

<b>Water &amp; Sewer</b>	City Water / Public Sewer
<b>Heating &amp; Cooling</b>	Central Heat, Central Air Cooling
<b>Oven &amp; Range</b>	Electric Single Oven, Electric Stove
<b>Other Appliances</b>	Microwave, Refrigerator
<b>Cable &amp; Internet</b>	Cable TV, High-Speed Internet
<b>Laundry Connections</b>	Washer Hookup, Electric Dryer Hookup

**FEATURES**

<b>Exterior Features</b>	Storage Building
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**COMMUNITY**

<b>Association</b>	No HOA
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**SCHOOLS**

<b>Elementary</b>	Glenellen Elementary
<b>Middle</b>	Kenwood Middle School
<b>High</b>	Kenwood High School

**OFFICE AND SHOWING INFORMATION**

No listing data available

**CONTRACT INFO**

<b>Listing Detail</b>	Exclusive Right To Sell / Standard	<b>List Date</b>	8/25/24
<b>Deed Book / Page</b>	1785 / 108	<b>Original List Price</b>	\$280,000
<b>Financing</b>	Conventional, FHA, Other, VA		

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 Date: 8/28/24