

Major Improvements and Updates Overview

1256 Calais Ct – Knoxville, TN

This summary highlights the major renovations and system improvements completed at the property. It is designed to give prospective buyers and agents a quick overview of the most significant upgrades.

Permitted Plumbing & System Improvements

- City of Knoxville plumbing permit for installation of kitchen sink and tankless water heater.
- Kitchen plumbing supply and waste lines reconfigured.
- Refrigerator water line installed.
- Laundry plumbing connections updated.

Complete Kitchen Renovation

- Removal of prior commercial kitchen equipment and vent system.
- New kitchen cabinetry installed.
- Granite countertops and tile backsplash added.
- Kitchen island installed with venting.
- Open shelving installed.

Bathroom Renovations

- Primary bathroom reconfigured with improved layout.
- New double vanity and linen storage installed.
- New tiled shower with glass enclosure installed.
- Half bath updated with new vanity and lighting.

Moisture Intrusion Repairs

- Source of prior moisture intrusion identified and repaired.
- Damaged drywall and framing removed and repaired.
- Primary shower rebuilt to the studs due to prior moisture concerns.
- Patio drainage improvements installed.
- Rotted pergola wood replaced and repainted.

Windows, Doors & Exterior

- Sliding glass doors replaced in living room and primary bedroom.
- Picture window and second bedroom window replaced.
- New front entry door installed.
- Exterior brick and patio professionally pressure washed.
- Rear privacy fence installed.

Interior Finishes

- Interior drywall repairs completed.
- Interior repainting completed.
- Laundry cabinetry replaced.

Flooring

- Slate floors have all been resealed
- Carpets were professionally cleaned.
- LVP flooring installed upstairs office.

Renovations were completed in 2025 and 2026 as part of a full improvement and updating project. Buyers are encouraged to conduct any inspections they deem appropriate. This document is provided to summarize improvements completed during the renovation.

Provided as a courtesy of
Bo Thompson
9111 Cross Park Drive S D 200
Knoxville, TN 37922
865-621-1781
bo@bothompson.com
http://http:www.bothompson.com

Area: **Total Tax:**\$3,411.90 **Subdivision:**The Westlands Condo Phase II Unit 256
Acres: **Unit #:**
Source:Tax Records **Lot #:**
Blk #: **Year Built:** 1984

Lot Dimensions: 620M X 350M X IRR **HOA Freq:** Monthly **SqFt - 2nd Flr Lvl:**646
Acres: 0 **HOA Contact:** 865-558-3030 **SqFt - Down Lvl:**
Restrictions: Yes **Site Built:** Yes **Property Status:** N/A
HOA Fee: 685 **SqFt - Main Lvl:**2,236 **Auction Y/N:** No

View: **New Financing:** Cash; Conventional; VA Loan **Community Amenities:** Architect Restricted; Club House; Extra Storage; Gated Community; Lawn Care; Playground; Security; Swimming Pool; Tennis Courts
Sewer: Public Sewer **Possession:**
Water: Public **Showing:** **Lot Description:** Private

Public Remarks: Beautifully updated and move-in ready in the highly sought after gated community in Sequoyah Hills, this extensively renovated home offers private outdoor spaces and exceptional design. A charming private courtyard welcomes you before reaching the front door, creating a peaceful entry. Inside, soaring cathedral ceilings and abundant natural light make the main living area feel open, spacious, along with the high-end durable natural stone slate floors making this home perfect for both relaxing and entertaining. The home has been beautifully updated with Built-ins. Custom cabinetry add warmth and functionality throughout the kitchen with new countertops, all brand-new stainless appliances, new paint and fixtures throughout, giving the interior a crisp, modern feel while preserving the charm and character. The kitchen and living areas flow seamlessly together. Sliding glass doors open to a large outdoor patio off the living area and kitchen, creating the perfect space for gathering with family and friends. The main-level primary suite offers comfort and privacy with a sliding glass door that open to a private walled patio retreat—perfect for morning coffee or quiet evenings outdoors. The spacious primary bathroom features double sinks and an oversized walk-in shower. An additional bedroom is located on the main level, while upstairs offers a bedroom and dedicated office or craft room along with additional study space, providing flexibility for working from home, hobbies, or creative pursuits. The home also features large storage areas and a 2-car garage, adding both convenience and functionality. Enjoy a true low-maintenance lifestyle. The HOA takes care of the ground maintenance, lawn care, and professionally maintained common areas. Also includes maintenance and upkeep of the home's exterior. Community amenities include: • Gated entry • Saltwater swimming pool • Newly renovated clubhouse • Security • Beautiful landscaped grounds • Architectural controls The location is exceptional, just minutes from Lakeshore Park, fine dining, shopping, grocery stores, and the Kingston Pike corridor, placing the very best of Sequoyah Hills within easy reach. If you've been waiting for a beautifully updated home with private outdoor spaces and an unbeatable location, this is one you won't want to miss.

City of Knoxville
Development Services, Plans Review and Inspections Division
400 W. Main St - Room 475
Knoxville, TN 37902
865-215-3669
PERMIT FOR WORK

Project Information

Project Number: IRC-ALT-25-0659

Date Issued: 9/10/2025

Permit Expires: 9/10/2026

Address: 1256 CALAIS CT KNOXVILLE TN
37919

Suite:

Parcel: 1210A00605Q

Plans Review:

Construction Type: NA

Occupancy Class: Residential,
IRC

Zoning: undefined

Sprinkler: No

Occupancy Load: NA

Contact Info:

Name Christopher Pennington

Name (FML): Christopher Pennington

Business Name: OneStop: Knoxville

Address: 1924 Wrights Ferry Rd

Knoxville TN 37919

Contact Type: Applicant

Phone(s): 8653007409

Licensed Professional(s):

Building Contractor

Chris Pennington

CHRISTOPHER PENNINGTON DBA ONESTOP

8653007409

BC10810

Approved Scope of Work:

OTC FOR: Repair to Single-family Dwelling.

Associated M/E/P at Time of Review:

City of Knoxville
Development Services, Plans Review and Inspections Division
400 W. Main St - Room 475
Knoxville, TN 37902
865-215-3669
PERMIT FOR WORK

Project Information

Project Number: IRC-PLU-25-1021

Date Issued: 9/10/2025

Permit Expires: 9/10/2026

Address: 1256 CALAIS CT KNOXVILLE TN
37919

Suite:

Parcel: 1210A00605Q

Plans Review:

Construction Type:

Occupancy Class:

Zoning: undefined

Sprinkler:

Occupancy Load:

Contact Info:

Name Paul Edsell

Name (FML): Paul Edsell

Business Name: DC Plumbing

Address: 7730 Old Clinton Pike

Knoxville 37849

Contact Type: Applicant

Phone(s): 8656034072 8656034072

Name Paul Edsell

Name (FML): Paul Edsell

Business Name: LLP-PAUL EDESELL

Address:

Contact Type: Contact

Phone(s): 8656034072

Licensed Professional(s):

Unlicensed Contractor

Paul Edsell

City of Knoxville
Development Services, Plans Review and Inspections Division
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Knoxville, TN 37902
865-215-3669

LLP-PAUL EDELL

8656034072

UC-011158

Approved Scope of Work:

Installing a kitchen sink and install a tankless water heater
\$5000

Associated M/E/P at Time of Review:

Mechanical:

Electrical:

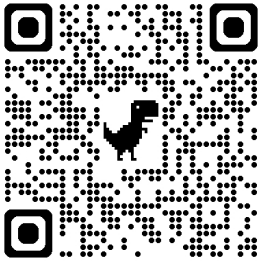
Plumbing:

To schedule an inspection, please visit
<https://knoxvilletn-permits.myrelayview.com>

Or use QR Code below

You will need your permit number:

IRC-PLU-25-1021



- Please have your permit number ready.
- Enter a contact number when prompted so one of our inspectors can reach you.
- Inspections may be scheduled until 2PM for the following business day.
- If after 2PM your inspection will not be scheduled for two business days.
- You may schedule an inspection up to three days in advance.

To check which inspector is assigned to your inspection on the day of please visit
https://www.knoxvilletn.gov/government/city_departments_offices/plans_review_inspections

Or use QR Code below



Approved City of Knoxville Plans and Plans Review Notes must be available on site at time of inspection.