



\$489,990 \$174/sqft **For Sale**

2816 Cason Ln.
Murfreesboro, TN 37128

4 Beds, 3/1 Baths, 2820 SqFt

Directions: From [Nashville]: I-24 Exit 80 to New Salem Road, turn right, go approximately 2.5 miles, turn left onto Cason Lane, continue past the NEW POOL it will be on the right. From [Franklin]: TN-96 E 20 mi, turn right on Veterans Pkwy 5 mi turn left Cason Ln

MLS #: 2404467

Status:	Active
Year Built:	2017 Existing
County:	Rutherford County, TN
Subdivision:	Three Rivers Amendment Sec
Class - Type:	Residential - Site Built
Annual Taxes:	\$2,909 124C A 005.00
Days On Market:	10

Public Remarks: Location, Location! Beautiful 5 year old home that sits in the highly sought after Three Rivers neighborhood. Less than 15 minutes from MTSU! Open concept with Beautiful Master Suite Down which includes Large walk-in closet and double vanity, shower/tub combo. BR1 up has private full bath, while BR2 & BR3 share Jack n Jill Bath. Huge Bonus Room up! Property is under a Federal Receivership and home is being sold 'As-is'. Please allow up to 1 week for seller response and up to 45 days for closing (post court approval). All offers must be submitted with Receivership provided purchase & sale agreement (includes all necessary legal info).

Private Remarks: Home sold 'As-is'. This home has been a rental since its purchase. Escrow agent is Matthew Noggle with Gardner Title & Escrow. All offers must be submitted with Receivership purchase & sale agreement (includes all necessary legal info, will be attached to listing ASAP). Receiver's Deed to be given at close

General Information

Acres: 0.17 / Calculated from Plat
Association Fee: \$100 Monthly
Association Fee Includes: Exterior Maintenance / Grounds Maintenance / Maint. on Pool/Tennis/Club
Association Transfer Fee: \$250
Basement: None / Craw

Community Amenities: Clubhouse / Pool
Construction: Partial Brick
Deed Book and Page: 1634 / 2466
Floors: Carpet / Finished Wood / Tile / Vinyl
Listing Detail: Exclusive Right To Sell - Standard
Lot: 50.02 X 130 IRR / Level

Mailbox: Mailbox
Parking (Garage): 2 / Alley Access
Roof: Asphalt
Stories: 2

Rooms and Dimensions

Living Room:	18x17 / Fireplace
Kitchen:	14x13 / Pantry
Primary Bath:	Tub Shower Combo / Suite
Bed 1:	16x16 / Suite
Bed 2:	14x11 / Bath
Bed 3:	13x12 / Extra Large Closet
Bed 4:	13x12 / Extra Large Closet

Dining Room:	13x12 / Formal
Den:	
Rec Room:	17x18 / 2nd Floor
Hobby Room:	
Additional Room 1:	7x7 / Utility Room
Additional Room 2:	

Room Totals and Square Footage

Main Floor: 1 Bed 1 FB 1 HB 1455 SF
Second Floor: 3 Beds 2 FB 0 HB 1365 SF
Total: 4 Beds 3 Full Bath 1 Half Bath 2820 SqFt / Tax Record

Utilities
City Water / Public Sewer
Electric / Central Air Cooling
Central Heat / Electric

Appliances
Electric Cooktop Range
Electric Built-in Oven
Dishwasher / Ice Maker / Microwave / Refrigerator

Interior Features
1 Fireplace

Exterior Features
No Pool
Screened Patio
Covered Porch

Schools

Elementary 1: Scales Elementary School
Middle/JR: Rockvale Middle School
High: Rockvale High School

Miscellaneous

Financing:	Conventional / FHA / VA
Miscellaneous:	Security System / Smoke Detectors
Restrictions	Renting Permitted / Trailers Not Permitted / Pets Permitted
Energy Features:	
Green Certifying Body:	
Accessibility Features:	

Office and Showing Information

Showing Info:	📅 Schedule Showing <i>powered by Realtracs</i>
List Agent:	Kyle Gibson / (615) 926-6356
List Office:	Realty One Group Music City / (615) 636-8244
Co-List Agent:	
Co-List Office:	

Subagency:	0
Buyer Broker:	2
Facilitator:	3
Dual/Variable:	No

Contract Information

Sales Agent:	
Sales Office:	
Co-Sales Agent:	
Co-Sales Office:	
Terms:	
Possession:	Date of Deed
List Date:	5/20/22
Available for Showing Date:	

Under Contract Date:	
Closing Date:	
Expire Date:	12/31/22
Contract to Closed Days:	
Sales Price:	
Seller Paid Closing Costs:	
New Construction PreSale:	
Original List Price:	\$489,990