



**\$518,700** \$278/sqft **For Sale**

**500 Murfreesboro Rd**  
**Franklin, TN 37064**

4 Beds, 1 Bath, 1865 SqFt

**Directions:** From I-65, exit on to highway 96 (Murfreesboro Rd) West for 2 miles. Before Pinkerton Park on corner of Ewingville Rd From Downtown Franklin, exit on to highway 96 (Murfreesboro Rd) East for .7 miles. After Pinkerton Park on on corner of Ewingville Rd.

**MLS #: 2403907**

|                        |                             |
|------------------------|-----------------------------|
| <b>Status:</b>         | Active                      |
| <b>Year Built:</b>     | 1950 Existing               |
| <b>County:</b>         | Williamson County, TN       |
| <b>Subdivision:</b>    | N/A                         |
| <b>Class - Type:</b>   | Residential - Site Built    |
| <b>Annual Taxes:</b>   | \$2,564   078E B 038.00 000 |
| <b>Days On Market:</b> | 17                          |

**Public Remarks:** Offer has been accepted! Bring a backup offer - Please allow receiver a few days to respond. There are endless possibilities from a total rehab to a complete tear down, but the opportunity to build something this close to downtown is not likely to come again anytime soon! No HOA, Not in Historic District, Huge 37x33 Basement, All Brick, Large Fenced Corner Lot, Detached Garage, Across from family friendly Pinkerton Park. Property is under a Federal Receivership and home is being sold 'As-is'. Sits on edge of a Flood zone see FEMA map. 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 was purchased by investors in Oct 19 and their company went under Federal Receivership in Feb 2020. As a result, home has not been updated and has remained vacant since original purchase. Escrow agent is Matthew Noggle with Gardner Title & Escrow. Please check FEMA site for flood-zone details. All offers must be submitted with Receivership purchase & sale agreement (includes all necessary legal info, attached to listing). Receiver's Deed to be given at close

**General Information**

**Acres:** 0.44

**Basement:** Full / Unfinished

**Construction:** All Brick

**Deed Book and Page:** 7758 / 975

**Floors:** Finished Wood

**Listing Detail:** Exclusive Right To Sell - Standard

**Lot:** 84 X 222 / Level

**Parking (Garage):** 2 / Detached

**Parking (Open):** 2 / Gravel

**Roof:** Asphalt

**Stories:** 2

**Rooms and Dimensions**

|                      |                            |
|----------------------|----------------------------|
| <b>Living Room:</b>  | 18x13 / Fireplace          |
| <b>Kitchen:</b>      | 15x12 / Eat-In             |
| <b>Primary Bath:</b> | Tub Shower Combo / Ceramic |
| <b>Bed 1:</b>        | 13x11 / Extra Large Closet |
| <b>Bed 2:</b>        | 12x12 / Extra Large Closet |
| <b>Bed 3:</b>        | 15x13 / Extra Large Closet |
| <b>Bed 4:</b>        | 15x13 / Extra Large Closet |

|                           |                     |
|---------------------------|---------------------|
| <b>Dining Room:</b>       | 12x12 / Combination |
| <b>Den:</b>               | 18x13 / Combination |
| <b>Rec Room:</b>          |                     |
| <b>Hobby Room:</b>        |                     |
| <b>Additional Room 1:</b> |                     |
| <b>Additional Room 2:</b> |                     |

**Room Totals and Square Footage**

|                      |        |             |             |                   |
|----------------------|--------|-------------|-------------|-------------------|
| <b>Main Floor:</b>   | 2 Beds | 1 FB        | 0 HB        | 1375 SF           |
| <b>Second Floor:</b> | 2 Beds |             |             | 490 SF            |
| <b>Total:</b>        | 4 Beds | 1 Full Bath | 0 Half Bath | 1865 SqFt / Other |

**Utilities**

City Water / Public Sewer  
Wall/Window Unit(s) Cooling  
No Heating

**Appliances**

No Range  
Electric Single Oven

**Interior Features**

1 Fireplace

**Exterior Features**

Chain Fence  
No Pool  
Covered Porch

**Schools**

**Elementary 1:** Franklin Elementary  
**Middle/JR:** Freedom Middle School  
**High:** Centennial High School

**Miscellaneous**

|                                |                         |
|--------------------------------|-------------------------|
| <b>Financing:</b>              | Conventional / FHA / VA |
| <b>Restrictions:</b>           | Trailers Permitted      |
| <b>Energy Features:</b>        |                         |
| <b>Green Certifying Body:</b>  |                         |
| <b>Accessibility Features:</b> |                         |

**Office and Showing Information**

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

|                       |    |
|-----------------------|----|
| <b>Subagency:</b>     | 0  |
| <b>Buyer Broker:</b>  | 2% |
| <b>Facilitator:</b>   | 3% |
| <b>Dual/Variable:</b> | No |

**Contract Information**

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

|                                   |           |
|-----------------------------------|-----------|
| <b>Under Contract Date:</b>       |           |
| <b>Closing Date:</b>              |           |
| <b>Expire Date:</b>               | 12/31/22  |
| <b>Contract to Closed Days:</b>   |           |
| <b>Sales Price:</b>               |           |
| <b>Seller Paid Closing Costs:</b> |           |
| <b>New Construction PreSale:</b>  |           |
| <b>Original List Price:</b>       | \$518,700 |