



\$522,000 \$104/sqft **For Sale**

5012 Paddy Trace
Spring Hill, TN 37174

5 Beds, 3 Full Baths, 1 Half Bath, 5023 SqFt

MLS #: 1973591

Status:	Active
Year Built:	2006 Existing
Area:	10 - Williamson
Subdivision:	Campbell Station
Class - Type:	Residential - Site Built
Tax ID:	167D I 030.00
Days On Market:	

Public Remarks: Beautifully updated 5 bed 3.5 bath with bonus, formal dining and office. Huge unfin bsmt offers room for expansion (plumbing roughed in). Deck w/ covered patio and yard with trees for privacy. Excellent neighborhood with 2 pools. Convenient location close to restaurants and stores. Thousands in updates since March. Owner Agent. Showings begin 9/26.

Directions: Main Street south in Spring Hill to left on Campbell Station Parkway. Right on St. Hubbins. Left on Paddy Trace. Home is on the right.

General Information

Acres: 0.40 / Calculated from Plat
Association Fee: \$40 Monthly
Association Transfer Fee: \$200
Basement: Full / Unfinished

Community Amenities: Pool
Construction: All Brick
Deed Book and Page: 7311 / 85
Floors: Carpet / Finished Wood / Tile

Listing Type: Owner Agent
Lot: 109 X 177
Parking (Garage): 3 / Attached - SIDE
Stories: 2

Rooms and Dimensions

Living Room:	18x14 / Fireplace
Kitchen:	27x13 / Eat-In
Master Bath:	Shower Tub Separate / Double Vanities
Bed 1:	16x14 / Master Bedroom Down
Bed 2:	13x13 / Walk-in Closet
Bed 3:	14x13 / Ex. Lg. Closet

Bed 4:	15x12 / Ex. Lg. Closet
Dining Room:	14x12 / Formal
Den:	13x9 / Separate
Rec Room:	17x15 / 2nd Floor
Additional Room 1:	15x11 / Bedroom 5
Additional Room 2:	9x6 / Utility Room

Room Totals and Square Footage

Main Floor:	1 Bed	1 FB	1 HB	1792 SF
Second Floor:	4 Beds	2 FB		1439 SF
Basement:				1792 SF
Total:	5 Beds	3 Full Bath	1 Half Bath	5023 SqFt / Prior Appraisal
Other:				1792 SF

Utilities

City Water / Public Sewer
 Electric Central Cooling
 Gas Central Heat

Appliances

Gas Cooktop Range
 Electric Double Oven
 Disposal / Microwave /
 Dishwasher

Interior Features

1 Fireplace
 Drapes Negotiable
 Ceiling Fan
 Extra Closets
 Smoke Alarm
 Storage
 Utility Connection
 Walk-In Closets

Exterior Features

Garage Door Opener
 Covered Deck
 Covered Patio
 Deck

Schools

Elementary 1:	Longview Elementary
Middle/JR:	Heritage Middle School
High:	Independence High School

Miscellaneous

Taxes and Financing:	\$2,733 Annual Taxes
Miscellaneous:	Entry Foyer

Contract Information

Original List Price:	\$522,000
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