

5903 Port Anadarko Trail

LAKE PARK SUBDIVISION



ONLINE AUCTION
OCTOBER 6TH-27TH

BALDINIAUCTION.COM

PROPERTY FEATURES:



3,172 +/- sq ft



4 Bedrooms



3 Bathrooms



2 - Car Garage



Indoor Hot Tub



Fenced Backyard

Property Overview

With downtown Nashville being a short 13-minute drive from this location, Mt. Juliet just under a 10-minute drive and easy access to both Percy Priest and Old Hickory lakes, this custom-built brick contemporary ranch style home may be the home you've been waiting for!

The home was built in 1978 and simply needs a little updating. There are 4 bedrooms, 3 full baths and contains approx. 3,172 sq. ft. It is situated on a lot size of approx. 70 x 330 (.78 acres) with a partially fenced, outstanding outdoor entertaining area. This is a rare opportunity in the Lake Park subdivision which is less than 2 miles to interstate I-40 and is convenient to schools, shopping, the airport, the Opryland area, places of worship and water recreation. Nashville Shores is a popular water destination and is less than 2 miles from the property.



UPPER LEVEL:

Features entry foyer with parquet flooring and a large closet, fountain area, 3 bedrooms, 2 full baths, great room with vaulted ceilings and lots of natural light, custom tiled fireplace area with gas logs, dining area, eat-in kitchen with Bosch range and microwave, Maytag dishwasher, and GE Profile refrigerator. There are sliding glass doors which lead to the enclosed and roofed deck area.

LOWER LEVEL/IN-LAW SUITE:

Ex-large living area with a custom bricked gas fireplace, 1 bedroom with its own split heating and air unit, small bar/kitchenette area, utility area with a washer and dryer that stay. There is a half bath in the utility room and an oversized glass enclosed shower located in the adjoining room with the hot tub. The hot tub room also has its own split heating and air unit, sky lights and sliding doors which open to the patio area. The oversized attached 2-car garage is approximately 800+/- sq. ft. with lots of storage, ceiling heater blower fans and two built-in work benches.

PATIO/ENTERTAINING AREA:

There is a great outdoor entertaining area featuring a large brick patio area measuring approx. 33' x 46', custom brick outdoor cooking area with gas hook-ups for grilling and a large seating area, custom-built waterscape area and custom built gas fire pit. The enclosed hot tub room with skylights opens to the patio area. There is also stairway access to the enclosed upper deck area under roof. The brick pavers used for the outdoor patio are from the Belmont University Clock Tower. The driveway is stamped concrete and the back yard is partially fenced with attractive Jerith aluminum fencing.

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Fact Sheet

GENERAL INFORMATION:

- Acres: .78
- Lot: 70' x 330' - Partially Fenced
- Sq. Ft. Of Home: Approximately 3,172
- Architectural Style: Custom Contemporary Ranch
- Year Built: 1978
- Garage: Oversized 2-Car Attached
- Driveway: Stamped Concrete
- Roof: 10 Years Old
- HVAC: Trane, Gas Heat, Electric Air
- Split Units: Neo Plasma, Goodman
- Hot Water Heater: Gas
- Davidson County City Water and Sewer
- HOA: \$100/year



Room Dimensions

All dimensions are approximate

UPPER LEVEL:

- Entry Foyer: Parquet flooring and extra-large Closet 7' x 9' - not including closet which measures 5.5' wide x 1.5' deep
- Great Room: Cathedral ceilings and Faux Rock with gas fireplace 25' x 16'
- Dining Room: 12' x 11'
- Kitchen: Eat-in dining area with pantry and appliances 15' x 11'
- Walk-out Enclosed Patio: Screened and roofed deck area w/steps to the lower patio 12' x 18'
- Master Bedroom: Large bay window, full bath w/double vanities, tub/shower combo and ex-large walk-in closet 16' x 15', vanity area 8' x 7'
- Ex-large hallway closet with attic access plus small storage area over return air vent at end of hallway
- Full Guest Bath w/tub/shower combo and linen closet
- Bedroom 2: w/walk-in closet: 15' x 11'
- Bedroom 3: w/closet and built-in bookcases: 11' x 11'

LOWER LEVEL:

COULD BE USED AS AN IN-LAW SUITE

- Family Room/Den: Custom brick gas fireplace area 31' x 16'
- Bedroom 4: Split Goodman HVAC unit and ex-large closet 12' x 12'
- Hobby Room: Bar/kitchenette area with a sink (Water line has been capped) 12' x 8'
- Utility Room: Washer and dryer that stay and half bath 12' x 8'
- Enclosed Hot Tub: Oversized glass enclosed shower, skylights, sliding doors to patio area and split Neo Plasma HVAC unit 12' x 12' - *Ex-large shower measures 65" x 44"
- 2-car Oversized Garage (800+/- sq. ft) : Electric heater fans (one is not working), two work benches, well-lit with lots of storage. Each of the two garage openers are 1/3 HP. One does not have a remote, but works.

OUTDOOR ENTERTAINING AREA:

Ex-Large brick patio area with custom pavers from Belmont University Clock Tower.

Patio area measures approximately 33 x 46.

Features include two custom bricked cooking stations, one with gas hook-up and the other with electric, custom waterscape area, pump currently not working, bricked gas fire pit, currently not working but seller thinks it may be the fire ring, partially fenced yard with attractive Jerith aluminum fencing, lighted step-down from patio area to yard. The enclosed hot tub room with skylights opens to the patio area.

ADDITIONAL AMENITIES:

The home was previously wired for a Lifeshield Security System. All kitchen appliances remain with home. Washer and Dryer stay. Mature trees on property. Current Termite Letter. HOA \$100/year. Less than two miles from interstate access, 10 miles from downtown Nashville, close to Mt. Juliet and Lebanon, convenient to parks, Percy Priest and Old Hickory lakes with lots of water recreation, shopping, dining and worship.

SCHOOLS:

Elementary K-4: Ruby Major Elementary

Middle 5-8: Donelson Middle School

High School 9-12: McGavock High School

❖ Selling "As-Is" with 10 % Buyers Premium

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