

#1319761 Active **New Listing** Single Family

8220 Corteland Drive, Knoxville, TN 37909

\$618,500

Provided as a courtesy of

**Hilary Tyler**  
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|                                       |  |                                       |                              |
|---------------------------------------|--|---------------------------------------|------------------------------|
| <b>Property Sub-Type:</b> Residential |  | <b>Unit #:</b>                        | <b>Total Tax:</b> \$4,356.92 |
| <b>Area:</b> Knox County - 1          |  | <b>Lot #:</b>                         | <b>List Number:</b> 1319761  |
|                                       |  | <b>Blk #:</b>                         |                              |
|                                       |  | <b>Subdivision:</b> West Hills Unit 9 |                              |

|                                          |                                       |                              |                          |
|------------------------------------------|---------------------------------------|------------------------------|--------------------------|
| <b># Bedrooms:</b> 4                     | <b>SqFt - Total (Aprox):</b> 3,589    | <b>Community:</b> West Hills | <b>HOA:</b> Voluntary    |
| <b>Baths - Full:</b> 3                   | <b>SqFt - Main Lvl:</b> 2,016         | <b>Restrictions:</b> Yes     | <b>HOA Fee:</b> \$25.00  |
| <b>Baths - 1/2:</b> 0                    | <b>SqFt - Down Lvl:</b> 1,573         | <b># Fireplace:</b> 3        | <b>HOA Freq:</b> Yearly  |
| <b># of Rooms:</b> 10                    | <b>SqFt - 2nd Flr Lvl:</b> 0          | <b>New Construction:</b>     | <b>HOA Contact:</b>      |
| <b>Lot Dimensions:</b> 120 X 177.4 X IRR | <b>SqFt - 3rd Flr Lvl:</b> 0          | <b>Property Status:</b> N/A  | <b>Bonus Room:</b> Yes   |
| <b>Acres:</b> 0.49                       | <b>SqFt - Source:</b> Tax Records     | <b>Year Built:</b> 1959      | <b># of Units:</b>       |
| <b>Site Built:</b> Yes                   | <b>Extra Storage:</b> Yes             | <b>High School:</b> Bearden  | <b>Position of Unit:</b> |
| <b>Elem. School:</b> West Hills          | <b>Occupancy:</b> Permanent Residence |                              | <b>Auction Y/N:</b> No   |
|                                          | <b>Middle School:</b> Bearden         |                              |                          |

**Atchd/Dtchd Type:** Detached

**Type:** Basement Ranch

**Style:** Contemporary; Traditional

**Construction:** Block; Brick; Frame

**Siding:** Brick

**Garage/Parking:** Garage

Spaces: 2; Garage Door Opener;

Main Level

**Basement:** Finished; Plumbed;

Walkout

**Lot Description:** Level; Private;

Rolling Slope; Wooded

**Sewer:** Public Sewer

**Water:** Public

**View:** Wooded; Other

**Fencing:** Aluminum; Chain

**Fireplace:** Brick; Wood Burning

**Floors:** Hardwood; Vinyl

**Fuel:** Electric

**Heat:** Central

**Cooling:** Ceiling Fan(s); Central Cooling

**Appliances:** Dishwasher; Disposal; Dryer; Range; Refrigerator; Smoke Detector; Washer

**Other Rooms:** 2nd Rec Room; Addl Living Quarter; Basement Rec Room; Bedroom Main Level; Breakfast Room; Den/Study; Extra Storage; Family Room; Great Room; Laundry/Utility; Mstr Bdrm Main Level; Office; Split Bedroom; Workshop

**Misc Features:** Washer/Dryer Connect; Wet Bar; Wired for Internet

**Exterior Features:** Balcony; Patio; Porch - Covered

**Dining Area:** Formal Dining Area

**Community Amenities:** Picnic/Barbeque Area; Playground; Sidewalks; Other - See Remarks

**Association Fee Incl:**

**Possession:**

**New Financing:** Cash; Conventional; FHA; VA Loan

**Outbuildings:**

**Directions:** I-40 to Exit 380. Turn Right/West onto Kingston Pike. Turn Right onto N. Winston Rd. Turn Left onto Corteland Drive. Home is the 6th house on the Left.

**Public Remarks:** West Hills classic! Step into a home that's full of soul, style, and space. With timeless design and modern comfort, this mid-century, basement ranch offers 4 bedrooms, 3 full baths, and a full finished basement (2nd living area). Lots of natural light and three wood burning fireplaces, this home just feels cozy! The main level living offers a great layout with a welcoming front entry leading to wood French doors opening to the living room, complemented by a light-filled den wrapped in warm wood tones. A separate dining room and a charming vintage kitchen with original cabinetry add to the home's character, along with three bedrooms including the main level primary suite. The renovated, walk out, lower level offers full flexibility or a secondary living area. Featuring a 4th bedroom, full bath, den, kitchen, and an expansive bonus room, there's plenty of options here. A spiral staircase connects the two levels along with the main original staircase. Thoughtfully maintained to showcase its lasting character, this home features classic brick, original wood details and hardwood flooring. Outdoors, the private, fenced backyard is an ideal area for entertaining, gardening or enjoy the upper balcony for quiet relaxation. Additional highlights include a two-car garage, abundant storage, and a level driveway for everyday convenience. Situated just a short walk to West Hills Park, West Hills elementary, greenways, trails and Pickleball!

| Name | Office | Primary Phone/Fax | Office Phone | E-mail |
|------|--------|-------------------|--------------|--------|
| ()   | ()     |                   |              |        |

|                         |                             |                                  |
|-------------------------|-----------------------------|----------------------------------|
| <b>Concessions:</b> Yes | <b>Exclusive Agency:</b> No | <b>List Price/SqFt:</b> \$172.33 |
|-------------------------|-----------------------------|----------------------------------|

|                                   |        |                       |         |
|-----------------------------------|--------|-----------------------|---------|
| <b>Status:</b>                    | Active | <b>Listing Price:</b> | 618,500 |
| <b>Agent Days On Market:</b>      | 0      |                       |         |
| <b>Cumulative Days On Market:</b> | 0      |                       |         |

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