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**JUST  
REDUCED**  
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## 2531 Blackberry Ridge Boulevard

2.4% Buyer's Agent Commission paid by Seller



2531 Blackberry Ridge Blv  
Knoxville TN 37932

MLS:1272798

PRICE:\$629,900.00



**Bedrooms:** 4  
**Full Baths:** 3  
**Lot Size:** 0.19  
**Sqft:** 2818

**Subdivision:** Laurel Ridge  
**Year Built:** 2018  
**Parking:** 2 Cars  
**Floors:** 2

### PROPERTY FEATURES:

- ☑ Central A/C
- ☑ High/Vaulted ceiling
- ☑ Bonus/Rec room
- ☑ Breakfast nook
- ☑ Stove/Oven
- ☑ Stainless steel appliances
- ☑ Attic
- ☑ Central heat
- ☑ Walk-in closet
- ☑ Office/Den
- ☑ Dishwasher
- ☑ Microwave
- ☑ Fireplace
- ☑ Family room
- ☑ Dining room
- ☑ Refrigerator
- ☑ Granite countertop
- ☑ Laundry area - inside

### OTHER FEATURES:

- ☑ Level & Fenced yard

### PROPERTY DESCRIPTION:

Main Level Living! Neutral & move in ready. Great opportunity on this home in popular Laurel Ridge, built in 2018. 1 1/2 story with the primary and 2 additional bedrooms on the main level. 4th bedroom and bonus room upstairs. Beautiful open floor plan with a floor to ceiling stacked stone fireplace in the family room and a generous center island in the spacious kitchen. This home has lots of great features such as granite counter tops throughout; stainless Samsung appliances; a coffee station; upgraded thick luxury vinyl plank floors that are waterproof and scratch resistant - great for pets. The bonus room features a screen and projector (the wall speakers do not convey) the upstairs also features walk-in storage. Outside a level, fenced yard boasts an oversized patio with a gazebo that conveys, a vegetable garden, irrigation system and wildflowers that grace the back fence line. The garage is oversized to allow for storage and has a utility door. The home has been repainted with an upgraded paint and LED bulbs have been added throughout. Two Nest thermostats and a smart lock convey with the home. Some items do not convey, please request a list from the agent .

