


# MLS # 1765296



Residential	MLS No. 1765296	
Status <b>Active</b>	Area 9	List Price <b>\$197,000</b>
Type <b>Site Built</b>	Er/Ea <b>Exc. Right to Sell</b>	
Address <a href="#">108 Neverbreak Dr</a>	City <b>Hendersonville</b>	
Lot Number <b>194</b>	Sub/Dev <b>Surfside Park</b>	Zip <b>37075</b>
County <b>Sumner</b>	Tax ID	

Directions I 65 N. take exit 95 to merge onto 386E take exit 6. Turn Left onto Gallatin Road 31E, Turn right at the 3RD light (Sanders Ferry Road) Go past Creekwood Marina turn right onto Neverbreak to 108 on right

## General Information

Style <b>Ranch</b>	Stories <b>1.00</b>	Year Built <b>1969 / Renovated</b>
Acres <b>0.530</b>	Acreage Source <b>Tax Record</b>	Completion
Lot Size <b>107.4 X 215.05</b>		Assoc Fee Transfer Fee
Constr <b>All Brick / Vinyl</b>	Lot	Basement <b>Full / Finished</b>
Driveway <b>Concrete</b>	Floors <b>Carpet / Finished Wood / Tile</b>	Garage <b>2 / Basement</b>
Community Amenities	Waterfront /	Roof <b>Asphalt</b>

## Rooms and Dimension Information

Liv <b>16X12 / Formal</b>	Rec <b>22X18 / Basement Level</b>	Bed 1 <b>13X12 /</b>
Din / <b>Other</b>	Hobby /	Bed 2 <b>11X10 /</b>
Kit <b>26X11 / Eat-In</b>	Other /	Bed 3 <b>11X10 /</b>
Den /	Other /	Bed 4 /

Desc	Bedrooms	Full Baths	Half Baths	Finished Square Feet (est)	
Main	3	1	1	Main	1275
Second				Second	
Third				Third	
Basement			1	Basement	600
<b>Total</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>Total</b>	<b>1875</b>
Other				Other	
					Other SqFt. Description

## Schools and Utilities

Elem1 <b>Lakeside Park Elementary</b>	Elem2	Middle/JR V G <b>Hawkins Middle School</b>	High <b>Hendersonville High School</b>
Water <b>City Water</b>	Sewer <b>Sewer</b>	Cool <b>Electric / Central</b>	Heat <b>Electric / Central</b>

Appliances	Interior Features	Exterior Features	Miscellaneous
Range <b>Electric / Stove</b>	Firepl	Fence	Handicap
Oven <b>Electric / Single Oven</b>	Drapes <b>FULL</b>	Patio/Deck <b>Covered Patio</b>	Green Features
Other <b>Microwave / Dishwasher</b>	Master Bath <b>Half Bath / Ceramic</b>	Pool	Green Cert
	Other <b>Ceiling Fan</b>	Other <b>Storage Building</b>	Other <b>Cable TV</b>

## Financing and Taxes

Acceptable Buyer Financing	Taxes <b>\$1,093</b>
----------------------------	----------------------

## Contract Information

UC Date	Closing Date	Orig. List Price <b>\$197,000</b>	Sales Price
---------	--------------	-----------------------------------	-------------

## Remarks

Quick drive to Old Hickory Lake public access\*Boat ramp & fishing\*Close to Saunders Ferry Park\*Many updates /upgrades \*newer baths & kitchen w stainless & tile floor\*beautiful cabinetry\*built in bar in basement.\*Buyer to verify all sq. ft. & all diminsions