

# Comparable Market Analysis

8189 Kaitlin Lane, Ooltewah, TN, 37363

Prepared for 1515879—Tuesday, August 25, 2026



**Dustin Sherlin**

**Realty One Group Experts**

6025 Lee Highway Ste 431

CHATTANOOGA, TN 37421

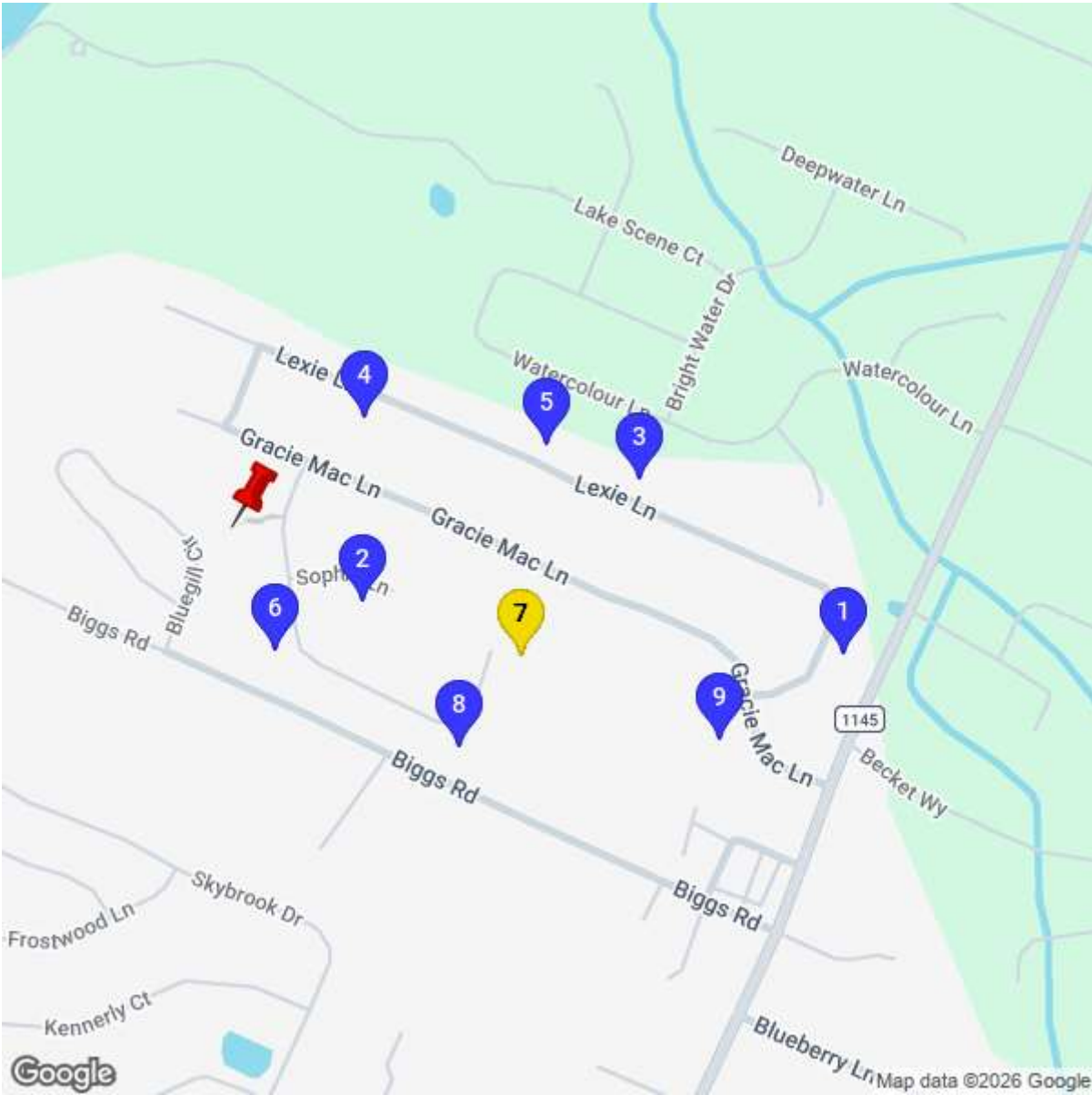
423-595-1284

[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

License #: 300012

*This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.*

Map of Subject And Comparable Properties



Active Sold Pending Withdrawn Cancelled Expired

|                                                                                            | Address                                  | MLS #   | Status  | Distance from Subject |
|--------------------------------------------------------------------------------------------|------------------------------------------|---------|---------|-----------------------|
|  Subject | 8189 Kaitlin Lane , Ooltewah TN 37363    |         |         |                       |
| 1                                                                                          | 8571 Lexie Lane , Ooltewah TN 37363      | 1516778 | Closed  | 0.40m                 |
| 2                                                                                          | 8420 Sophie Lane , Ooltewah TN 37363     | 1512556 | Closed  | 0.08m                 |
| 3                                                                                          | 8475 Lexie Lane , Ooltewah TN 37363      | 1533833 | Closed  | 0.25m                 |
| 4                                                                                          | 8422 Lexie Lane , Ooltewah TN 37363      | 1521897 | Closed  | 0.10m                 |
| 5                                                                                          | 8455 Lexie Lane , Ooltewah TN 37363      | 1532006 | Closed  | 0.20m                 |
| 6                                                                                          | 8165 Kaitlin Lane , Ooltewah TN 37363    | 1531343 | Closed  | 0.08m                 |
| 7                                                                                          | 8105 Kaitlin Lane , Ooltewah TN 37363    | 1538618 | Pending | 0.19m                 |
| 8                                                                                          | 8125 Kaitlin Lane , Ooltewah TN 37363    | 1528856 | Closed  | 0.20m                 |
| 9                                                                                          | 8510 Gracie Mac Lane , Ooltewah TN 37363 | 1538248 | Closed  | 0.34m                 |

Subject



|                     |                                        |
|---------------------|----------------------------------------|
| Address             | 8189 Kaitlin Lane , Ooltewah, TN 37363 |
| Bedrooms Total      | 3                                      |
| Bathrooms Total     | 2.00                                   |
| Living Area         | 1506.00                                |
| Lot Size Dimensions | 63.64X154.82                           |
| Year Built          | 2009                                   |

Comparable Properties

Subject151677815125561533833



8189 Kaitlin Lane  
Ooltewah TN 37363



8571 Lexie Lane  
Ooltewah TN



8420 Sophie Lane  
Ooltewah TN



8475 Lexie Lane  
Ooltewah TN

|                           |              |           |            |           |            |              |            |
|---------------------------|--------------|-----------|------------|-----------|------------|--------------|------------|
| Distance From Subject     |              |           | 0.40       |           | 0.08       |              | 0.25       |
| List Price                |              |           | \$365,000  |           | \$385,000  |              | \$400,000  |
| Original List Price       |              |           | \$385,000  |           | \$410,000  |              | \$437,500  |
| Sold Price                |              |           | \$360,000  |           | \$361,250  |              | \$383,750  |
| Status                    |              |           | Closed     |           | Closed     |              | Closed     |
| Status Date               |              |           | 10/29/2025 |           | 10/12/2025 |              | 07/28/2026 |
| Days on Market            |              |           | 70         |           | 109        |              | 56         |
| Cumulative Days on Market |              |           | 70         |           | 109        |              | 56         |
| Adjustment                |              |           | +/-        |           | +/-        |              | +/-        |
| Bedrooms Total            | 3            | 4         | -4000      | 4         | -4000      | 4            | -4000      |
| Bathrooms Total           | 2            | 3         |            | 3         |            | 2            |            |
| Living Area               | 1,506        | 1,794     | -17280     | 2,047     | -32460     | 2,137        | -37860     |
| Lot Size Dimensions       | 63.64X154.82 | 70x130    |            | 50X166.78 |            | 71.88X146.36 |            |
| Year Built                | 2009         | 2007      | +200       | 2007      | +200       | 2007         | +200       |
| Adjusted Price            | \$365,862    | \$338,920 |            | \$324,990 |            | \$342,090    |            |

## Subject

1521897

1532006

1531343



8189 Kaitlin Lane  
Ooltewah TN 37363

8422 Lexie Lane  
Ooltewah TN

8455 Lexie Lane  
Ooltewah TN

8165 Kaitlin Lane  
Ooltewah TN

|                           |                  |                  |            |                  |            |                  |            |
|---------------------------|------------------|------------------|------------|------------------|------------|------------------|------------|
| Distance From Subject     |                  |                  | 0.10       |                  | 0.20       |                  | 0.08       |
| List Price                |                  |                  | \$399,999  |                  | \$400,000  |                  | \$419,900  |
| Original List Price       |                  |                  | \$425,000  |                  | \$400,000  |                  | \$440,000  |
| Sold Price                |                  |                  | \$385,000  |                  | \$390,000  |                  | \$419,900  |
| Status                    |                  |                  | Closed     |                  | Closed     |                  | Closed     |
| Status Date               |                  |                  | 12/18/2025 |                  | 06/10/2026 |                  | 06/10/2026 |
| Days on Market            |                  |                  | 42         |                  | 4          |                  | 27         |
| Cumulative Days on Market |                  |                  | 42         |                  | 4          |                  | 27         |
| <b>Adjustment</b>         |                  |                  | <b>+/-</b> |                  | <b>+/-</b> |                  | <b>+/-</b> |
| Bedrooms Total            | 3                | 3                |            | 4                | -4000      | 3                |            |
| Bathrooms Total           | 2                | 3                |            | 4                |            | 2                |            |
| Living Area               | 1,506            | 2,045            | -32340     | 2,188            | -40920     | 1,780            | -16440     |
| Lot Size Dimensions       | 63.64X154.82     | 70X130           |            | 70.68X150.01     |            | 60.15 X 165.79   |            |
| Year Built                | 2009             | 2007             | +200       | 2007             | +200       | 2007             | +200       |
| <b>Adjusted Price</b>     | <b>\$365,862</b> | <b>\$352,860</b> |            | <b>\$345,280</b> |            | <b>\$403,660</b> |            |

## Subject

1538618

1528856

1538248



**8189 Kaitlin Lane  
Ooltewah TN 37363**



**8105 Kaitlin Lane  
Ooltewah TN**



**8125 Kaitlin Lane  
Ooltewah TN**



**8510 Gracie Mac Lane  
Ooltewah TN**

|                           |                  |                  |            |                  |            |                  |            |
|---------------------------|------------------|------------------|------------|------------------|------------|------------------|------------|
| Distance From Subject     |                  |                  | 0.19       |                  | 0.20       |                  | 0.34       |
| List Price                |                  |                  | \$445,000  |                  | \$450,000  |                  | \$454,900  |
| Original List Price       |                  |                  | \$454,000  |                  | \$450,000  |                  | \$454,900  |
| Sold Price                |                  |                  |            |                  | \$450,000  |                  | \$454,900  |
| Status                    |                  |                  | Contingent |                  | Closed     |                  | Closed     |
| Status Date               |                  |                  | 08/26/2026 |                  | 05/12/2026 |                  | 08/26/2026 |
| Days on Market            |                  |                  | 40         |                  | 9          |                  | 22         |
| Cumulative Days on Market |                  |                  | 40         |                  | 9          |                  | 22         |
| <b>Adjustment</b>         |                  |                  | <b>+/-</b> |                  | <b>+/-</b> |                  | <b>+/-</b> |
| Bedrooms Total            | 3                | 4                | -4000      | 3                |            | 4                | -4000      |
| Bathrooms Total           | 2                | 3                |            | 2                |            | 3                |            |
| Living Area               | 1,506            | 2,320            | -48840     | 2,200            | -41640     | 2,182            | -40560     |
| Lot Size Dimensions       | 63.64X154.82     | 58.9X150.43      |            | 60X249.62        |            | 68X233.61        |            |
| Year Built                | 2009             | 2007             | +200       | 2007             | +200       | 2007             | +200       |
| <b>Adjusted Price</b>     | <b>\$365,862</b> | <b>\$392,360</b> |            | <b>\$408,560</b> |            | <b>\$410,540</b> |            |

# Price Analysis

## List, Sold and Adjusted Prices



## Low, Average, Median, and High Sold Prices



Summary of Closed Listings

| MLS #   | Address                           | List Price | DOM | CDOM | Sold Date  | Sold Price | Total Adjustments | Adjusted Price |
|---------|-----------------------------------|------------|-----|------|------------|------------|-------------------|----------------|
| 1516778 | 8571 Lexie Lane, Ooltewah TN      | \$365,000  | 70  | 70   | 10/28/2025 | \$360,000  | \$-21,080         | \$338,920      |
| 1512556 | 8420 Sophie Lane, Ooltewah TN     | \$385,000  | 109 | 109  | 10/10/2025 | \$361,250  | \$-36,260         | \$324,990      |
| 1533833 | 8475 Lexie Lane, Ooltewah TN      | \$400,000  | 56  | 56   | 07/28/2026 | \$383,750  | \$-41,660         | \$342,090      |
| 1521897 | 8422 Lexie Lane, Ooltewah TN      | \$399,999  | 42  | 42   | 12/18/2025 | \$385,000  | \$-32,140         | \$352,860      |
| 1532006 | 8455 Lexie Lane, Ooltewah TN      | \$400,000  | 4   | 4    | 05/26/2026 | \$390,000  | \$-44,720         | \$345,280      |
| 1531343 | 8165 Kaitlin Lane, Ooltewah TN    | \$419,900  | 27  | 27   | 05/22/2026 | \$419,900  | \$-16,240         | \$403,660      |
| 1528856 | 8125 Kaitlin Lane, Ooltewah TN    | \$450,000  | 9   | 9    | 05/07/2026 | \$450,000  | \$-41,440         | \$408,560      |
| 1538248 | 8510 Gracie Mac Lane, Ooltewah TN | \$454,900  | 22  | 22   | 08/25/2026 | \$454,900  | \$-44,360         | \$410,540      |

Summary of Contingent Listings

| MLS #   | Address                        | Orig. List Price | DOM | CDOM | List Price | Total Adjustments | Adjusted Price |
|---------|--------------------------------|------------------|-----|------|------------|-------------------|----------------|
| 1538618 | 8105 Kaitlin Lane, Ooltewah TN | \$454,000        | 40  | 40   | \$445,000  | \$-52,640         | \$392,360      |

Low, Average, Median, and High Comparisons

|         | Closed    | Contingent | Overall   |
|---------|-----------|------------|-----------|
| Low     | \$324,990 | \$392,360  | \$324,990 |
| Average | \$365,862 | \$392,360  | \$368,807 |
| Median  | \$349,070 | \$392,360  | \$352,860 |
| High    | \$410,540 | \$392,360  | \$410,540 |

Overall Market Analysis (Unadjusted)

| Status     | # | List Vol. | Avg. List Price | Sold Vol. | Avg. Sold Price | Avg. Sale/List Price | Avg. Living Area | Avg. List \$/Living Area | Avg. Sold \$/Living Area | Avg. DOM | Avg. CDOM |
|------------|---|-----------|-----------------|-----------|-----------------|----------------------|------------------|--------------------------|--------------------------|----------|-----------|
| Closed     | 8 | 3,274,799 | 409,350         | 3,204,800 | 400,600         | 0.98                 | 2,047            | 200.76                   | 196.52                   | 42       | 42        |
| Contingent | 1 | 445,000   | 445,000         | 0         | 0               | 0.00                 | 2,320            | 191.81                   | 0.00                     | 40       | 40        |
| Overall    | 9 | 3,719,799 | 413,311         | 3,204,800 | 400,600         | 0.98                 | 2,077            | 199.76                   | 196.52                   | 42       | 42        |

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

Listing Price Recommendation



|             |           |
|-------------|-----------|
| Low         | \$329,276 |
| High        | \$402,448 |
| Recommended | \$365,862 |

Residential Closed

Public Report

8571 Lexie Lane, Ooltewah, TN 37363

MLS #: 1516778

LP: \$365,000  
SP: \$360,000

**# Bedrooms:** 4  
**# Baths:** 3  
**Baths - Full:** 2  
**Baths - Half:** 1  
**Stories:** 2  
**County:** Hamilton  
**MLS Area Major:** County  
**Association YN:** Yes  
**Subdivision Name:** Georgetown Landing  
**Elementary School:** Ooltewah Elementary  
**Middle Or Junior School:** Hunter Middle  
**High School:** Ooltewah

**Living Area:** 1,794  
**Parcel Number:** 104g A 007  
**Year Built:** 2007  
**Lot Size Acres:** 0.21  
**Lot Size Square Feet:** 9,147.6  
**Lot Size:** 70x130  
**Dimensions:**  
**Additional Parcels YN:** No  
**Deed Book:** 12367  
**Deed Page:** 67  
**Tax Annual Amount:** \$1,251.82  
**Property Sub Type:** Single Family Residence  
**Auction YN:** No



**Directions:** From Chattanooga, take I-75N to exit 11 (Ooltewah exit). Left on Lee Hwy. Right on Mountain View. Continue straight at round-about to Ooltewah Georgetown Rd. Left into subdivision on Gracie Mac. Right on Lexie Ln. Home is on your right.

**Latitude:** 35.151072 **Longitude:** -85.041488

**Tax Legal Description:** Lt 7 Georgetown Landing Pb83 Pg16 O Ut Of 104-80 For 2007

| Room Name              | Level | Length | Width | Dimensions | Remarks                    | Room Name | Level  | Length | Width | Dimensions | Remarks |
|------------------------|-------|--------|-------|------------|----------------------------|-----------|--------|--------|-------|------------|---------|
| Primary Bedroom First  |       |        |       |            |                            | Bedroom   | Second |        |       |            |         |
| Primary Bathroom First |       |        |       |            |                            | Bedroom   | Second |        |       |            |         |
| Bonus Room             |       |        |       |            | or 4th Bedroom (no closet) | Bathroom  | Second |        |       |            |         |
| Dining Room            | First |        |       |            |                            | Bath Half | First  |        |       |            |         |
| Great Room             | First |        |       |            |                            | Laundry   | First  |        |       |            |         |
| Kitchen                | First |        |       |            |                            |           |        |        |       |            |         |

**Above Grade Fin Area:**  
1,794

**Living Area:** 1,794 /  
Owner

**Enhanced Accessible:** No

**Appliances:** Dishwasher; Disposal; Free-Standing Electric Range; Microwave; Refrigerator; Water Heater

**Association Fee:** 300

**Association Fee Frequency:** Annually

**Association Amenities:** Pool

**Association Fee Includes:** Maintenance Grounds; Maintenance Structure

**Additional Association Fees:** Initiation Fee Y/N: Yes; Initiation Fee Amount: 695; Maintenance Fee YN: No; Other Fees YN: No

**Senior Community YN:** No

**Basement YN:** No

**Builder's Warranty YN:** No

**Community Features:** Pool; Sidewalks

**Construction Materials:** Brick; Vinyl Siding

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

**Exterior Features:** Rain Gutters

**Foundation Details:** Block

**Fencing:** Fenced; Privacy; Vinyl

**Fireplace YN:** Yes

**Fireplace Features:** Gas Log; Great Room

**Flooring:** Carpet; Hardwood; Luxury Vinyl; Tile

**Heating:** Central; Electric

**Home Warranty YN:** No

**Interior Features:** Cathedral Ceiling(s); Ceiling Fan(s); Eat-in Kitchen;

Granite Counters; High Ceilings; Primary Downstairs; Separate Dining Room;

Separate Shower; Soaking Tub; Split Bedrooms; Walk-In Closet(s)

**Laundry Features:** Electric Dryer Hookup; Laundry Closet; Laundry Room; Washer Hookup

**Levels:** One and One Half; Two

**Lot Features:** Level

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Carport YN:** No

**Parking Features:** Driveway; Garage; Garage Door Opener; Garage Faces Front

**Patio And Porch Features:** Covered; Deck; Porch

**Pool Features:** Association; Community; In Ground

**Roof:** Shingle

**Sewer:** Public Sewer

**Utilities:** Cable Available; Electricity Connected; Sewer Connected; Water Connected

**View YN:** No

**Water Source:** Public

**Waterfront YN:** No

**Window Features:** Insulated Windows; Vinyl Frames

**Listing Terms:** Cash; Conventional

**Possession:** Close Of Escrow

**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's

License Number: 288066, Listing Office's State of Licensure: TN, Listing

Office's License Number: 266132

**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** This 3 bedroom, 2.5 bathroom plus bonus room home is ready for a new owner! The entry will welcome you with solid hardwood floors extending into the cozy great room with soaring ceiling and gas log fireplace. The semi-open kitchen offers granite counter tops, stainless steel appliances, (refrigerator included) eat-in dining, along with a separate dining room. The primary suite is on the main level with a full bathroom including double sinks, jetted tub, separate shower, and walk-in closet. You will a half bathroom for guest, laundry room, and 2 car garage on the main level. Upstairs are 2 additional bedroom, full bathroom, and bonus room or 4th bedroom (this room does not have a closet) The deck is covered and backyard is level and fenced. NOTE: Property being sold as-is. New garage door opener. Upstairs HVAC replaced in 2021. New epoxy garage floor. The Georgetown Landing Community has sidewalks throughout and an in-ground pool and pavilion. Come be apart of this desirable Ooltewah neighborhood at a great price!

**Sign On Property YN:** Yes

**Presented by:**

Dustin Sherlin

Realty One Group Experts

Primary: 423-595-1284

Mobile: 423-896-6000

Office: 423-896-6000  
[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

| Adjustments for Comparable #1516778 (Map Number 1) |        |  |           |
|----------------------------------------------------|--------|--|-----------|
| Description                                        | Value  |  | \$360,000 |
| Bedrooms Total                                     | -4000  |  | \$356,000 |
| Living Area                                        | -17280 |  | \$338,720 |
| Year Built                                         | +200   |  | \$338,920 |
| Final Adjusted Value                               |        |  | \$338,920 |

Residential Closed

Public Report

8420 Sophie Lane, Ooltewah, TN 37363

MLS #: 1512556

LP: \$385,000

SP: \$361,250

**# Bedrooms:** 4  
**# Baths:** 3  
**Baths - Full:** 2  
**Baths - Half:** 1  
**Stories:** 2  
**County:** Hamilton  
**MLS Area Major:** County  
**Association YN:** Yes  
**Subdivision Name:** Georgetown Landing  
**Elementary School:** Ooltewah Elementary  
**Middle Or Junior School:** Hunter Middle  
**High School:** Ooltewah  
**Living Area:** 2,047  
**Parcel Number:** 104g A 105  
**Year Built:** 2007  
**Lot Size Acres:** 0.19  
**Lot Size Square Feet:** 8,276.4  
**Lot Size Dimensions:** 50X166.78  
**Additional Parcels YN:** No  
**Deed Book:** 83  
**Deed Page:** 16  
**Tax Annual Amount:** \$1,540.99  
**Property Sub Type:** Single Family Residence  
**Auction YN:** No



**Directions:** I-75 North to Exit 11 and turn Left, Right on Mtn. View which turns into Ooltewah-Georgetown Rd, left into Georgetown Landing (Gracie Mac), Left onto Kaitlin, Left onto Sophie Ln. Home is on the Right!

**Latitude:** 35.151583 **Longitude:** -85.047158

**Tax Legal Description:** LT 167 GEORGETOWN LANDING PB83 PG16 OUT OF 104-80 FOR 2007

| Room Name        | Level  | Length | Width | Dimensions | Remarks | Room Name   | Level  | Length | Width | Dimensions | Remarks |
|------------------|--------|--------|-------|------------|---------|-------------|--------|--------|-------|------------|---------|
| Primary Bedroom  | Second |        |       |            |         | Bedroom     | Second |        |       |            |         |
| Primary Bathroom | Second |        |       |            |         | Bedroom     | Second |        |       |            |         |
| Dining Room      | First  |        |       |            |         | Bedroom     | Second |        |       |            |         |
| Kitchen          | First  |        |       |            |         | Bathroom    | First  |        |       |            |         |
|                  |        |        |       |            |         | Bathroom    | Second |        |       |            |         |
|                  |        |        |       |            |         | Laundry     | Second |        |       |            |         |
|                  |        |        |       |            |         | Living Room | First  |        |       |            |         |

**Above Grade Fin Area:**  
2,047

**Living Area:** 2,047 /  
Appraiser

**Rooms Total:** 8

**Enhanced Accessible:** No

**Appliances:** Dishwasher; Disposal; Dryer; Electric Cooktop; Electric Oven; Electric Range; Electric Water Heater; Free-Standing Electric Range; Microwave; Refrigerator; Stainless Steel Appliance(s); Washer

**Architectural Style:** Contemporary

**Association Fee:** 304

**Association Fee Frequency:** Annually

**Association Amenities:** Clubhouse; Pool

**Additional Association Fees:** Initiation Fee Y/N: No; Maintenance Fee YN:

No; Other Fees YN: No

**Senior Community YN:** No

**Basement YN:** No

**Builder's Warranty YN:** No

**Community Features:** Clubhouse; Pool

**Construction Materials:** Brick; Vinyl Siding

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

**Exterior Features:** Private Yard; Rain Gutters

**Foundation Details:** Block

**Fencing:** Back Yard; Fenced

**Fireplace YN:** Yes

**Fireplace Features:** Fireplaces Total: 1; Gas Log; Living Room

**Flooring:** Carpet; Luxury Vinyl

**Heating:** Central

**Home Warranty YN:** No

**Inclusions:** All kitchen appliances- refrigerator, electric range-free standing, dishwasher, microwave. Water heater- electric. Washer and dryer.

**Interior Features:** Ceiling Fan(s); Chandelier; Crown Molding; En Suite; Kitchen Island; Pantry; Separate Shower; Sitting Area; Tub/shower Combo; Walk-In Closet(s)

**Laundry Features:** Laundry Closet; Upper Level

**Levels:** Two

**Lot Features:** Back Yard; Cul-De-Sac

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Carport YN:** No

**Parking Features:** Concrete; Driveway; Garage; Garage Door Opener; Garage Faces Front; Off Street

**Patio And Porch Features:** Front Porch; Porch - Screened

**Pool Features:** Community; Fenced; In Ground

**Road Frontage Type:** County Road

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

**Roof:** Shingle

**Sewer:** Public Sewer

**Utilities:** Cable Available; Electricity Connected; Phone Available; Sewer Connected; Water Connected; Propane

**View YN:** No

**Water Source:** Public

**Waterfront YN:** No

**Window Features:** Insulated Windows; Screens

**Listing Terms:** Cash; Conventional; FHA; VA Loan

**Possession:** Close Of Escrow

**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's License Number: 337247, Listing Office's State of Licensure: TN, Listing Office's License Number: 258433

**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** Welcome to your home on Sophie Ln! This lovely, freshly painted, updated home sits in a quiet cul-de-sac. Georgetown Landing is a wonderful, established, and sought after neighborhood. You have plenty of space with this beautiful 4 bedroom, 2.5 bath home! This home features newer LVT flooring in the entry, kitchen, hall and bathrooms. New carpet in living room, stairs, master bedroom, and one additional bedroom. Remaining two bedrooms carpet professionally cleaned. Hardwood underneath living room carpet. The kitchen showcases wood columns, marble countertops, large island, stainless steel appliances, pantry, beautiful backsplash and cabinetry. Many fixtures throughout home have been updated as well. Upstairs HVAC replaced in 2023, crawl space encapsulated in 2024, water heater just a few years old. Relax in your screened in back porch and enjoy your backyard with a privacy fence surrounding. On the second level you'll find your expansive primary bedroom with a large walk in closet! Three additional bedrooms, second full bath, and laundry closet (washer & dryer to convey). All there is for you to do is MOVE IN! Don't let this home pass you by. \*\* All information deemed reliable, it is the buyer's responsibility to verify all info., including but not limited to, square footage, zoning, insurance, etc.\*\*

**Sign On Property YN:** Yes

**Occupant Type:** Owner

**Presented by:**

Dustin Sherlin

Realty One Group Experts

Primary: 423-595-1284

Mobile: 423-896-6000

Office: 423-896-6000  
[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

| Adjustments for Comparable #1512556 (Map Number 2) |        |  |           |
|----------------------------------------------------|--------|--|-----------|
| Description                                        | Value  |  | \$361,250 |
| Bedrooms Total                                     | -4000  |  | \$357,250 |
| Living Area                                        | -32460 |  | \$324,790 |
| Year Built                                         | +200   |  | \$324,990 |
| Final Adjusted Value                               |        |  | \$324,990 |

Residential Closed

Public Report

8475 Lexie Lane, Ooltewah, TN 37363

MLS #: 1533833

LP: \$400,000  
SP: \$383,750

**# Bedrooms:** 4  
**# Baths:** 2  
**Baths - Full:** 2  
**Baths - Half:** 0  
**County:** Hamilton  
**MLS Area Major:** County  
**Association YN:** Yes  
**Subdivision Name:** Georgetown  
**Elementary School:** Landing  
**Middle Or Junior School:** Snow Hill  
**High School:** Hunter Middle  
**Ooltewah**  
**Living Area:** 2,137  
**Parcel Number:** 104g A 022  
**Year Built:** 2007  
**Lot Size Acres:** 0.23  
**Lot Size Square:** 10,018.8  
**Feet:** 71.88X146.36  
**Dimensions:**  
**Additional Parcels YN:** No  
**Deed Book:** 8030  
**Deed Page:** 139  
**Tax Annual Amount:** \$1,606.55  
**Property Sub Type:** Single Family  
**Residence**  
**Auction YN:** No



**Directions:** I-75N, Exit 11, turn left, to Mtn View Rd-R, follow road which becomes Ooltewah Georgetown for 5 miles to Georgetown Landing turn Left. Lexie Lane is on the Right follow Road to 8475

**Latitude:** 35.15275 **Longitude:** -85.043906

**Tax Legal Description:** Lt 22 Georgetown Landing Pb83 Pg16 Out Of 104-80 For 2007

| Room Name        | Level | Length | Width | Dimensions | Remarks | Room Name   | Level | Length | Width | Dimensions | Remarks |
|------------------|-------|--------|-------|------------|---------|-------------|-------|--------|-------|------------|---------|
| Primary Bedroom  | First |        |       |            |         | Bedroom     | First |        |       |            |         |
| Primary Bathroom | First |        |       |            |         | Bedroom     | First |        |       |            |         |
| Dining Room      | First |        |       |            |         | Bathroom    | First |        |       |            |         |
| Family Room      | First |        |       |            |         | Laundry     | First |        |       |            |         |
| Office           | First |        |       |            |         | Living Room | First |        |       |            |         |

**Above Grade Fin Area:**

2,137

**Living Area:** 2,137 /

Appraiser

**Rooms Total:** 8

**Enhanced Accessible:** No

**Additional Dwelling Unit (ADU):** No

**Appliances:** Dishwasher; Electric Range; Electric Water Heater; Microwave; Refrigerator; Stainless Steel Appliance(s); Washer/Dryer

**Architectural Style:** Ranch

**Association Fee:** 400

**Association Fee Frequency:** Annually

**Association Amenities:** Pool

**Additional Association Fees:** Initiation Fee Y/N: No; Maintenance Fee YN: No; Other Fees YN: No

**Senior Community YN:** No

**Attic Features:** Storage Only

**Basement YN:** No

**Basement:** Crawl Space

**Builder's Warranty YN:** No

**Community Features:** Clubhouse; Pool; Sidewalks

**Construction Materials:** Brick; Vinyl Siding

**Cooling:** Central Air; Electric

**Exterior Features:** Lighting; Rain Gutters

**Foundation Details:** Block

**Fencing:** Partial

**Fireplace YN:** Yes

**Fireplace Features:** Fireplaces Total: 1; Family Room; Gas Log; Gas Starter

**Flooring:** Carpet; Hardwood; Tile

**Heating:** Ceiling; Electric

**Home Warranty YN:** No

**Interior Features:** Cathedral Ceiling(s); Chandelier; Granite Counters; Kitchen Island; Open Floorplan; Pantry; Recessed Lighting; Separate Dining Room; Vaulted Ceiling(s)

**Laundry Features:** Laundry Room; Main Level

**Levels:** One

**Lot Features:** Few Trees; Level

**Other Structures:** Shed(s)

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Carport YN:** No

**Parking Features:** Driveway; Garage; Garage Door Opener; Kitchen Level  
**Patio And Porch Features:** Patio; Porch - Covered; Porch - Screened; Rear Porch

**Pool Features:** Community

**Roof:** Shingle

**Security Features:** Smoke Detector(s)

**Sewer:** Public Sewer

**Short Term Vacation Rental (STVR):** No

**Structure Type:** House

**Utilities:** Electricity Connected; Phone Available; Sewer Connected

**View YN:** No

**Water Source:** Public

**Waterfront YN:** No

**Listing Terms:** Cash; Conventional; FHA; VA Loan

**Possession:** Close Of Escrow

**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's License Number: 308654, Listing Office's State of Licensure: TN, Listing Office's License Number: 263600

**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** Beautifully maintained one-level 4 Bed, 2 bath home in desirable Georgetown Landing, offering comfort and convenience in a welcoming community with amenities including a neighborhood pool and nearby shopping. This home features excellent curb appeal and an inviting interior with hardwood flooring in select areas. The open-concept layout is highlighted by cathedral ceilings, creating a bright and spacious feel. The kitchen flows seamlessly into the family room, making it ideal for both everyday living and entertaining. Step outside to a covered back porch--perfect for relaxing or hosting--overlooking a private backyard enhanced by mature evergreen landscaping and a charming paver patio. The primary suite easily accommodates a king-sized bed and features a spacious walk-in closet. The renovated en-suite bathroom offers dual vanities and a beautifully tiled walk-in shower with glass doors. Secondary bedrooms are thoughtfully positioned on the opposite side of the home for added privacy and share a conveniently located, updated full bath with a double vanity with granite countertops. Additional highlights include a true two-car garage and a well-designed layout that maximizes both space and functionality.

**Occupant Type:** Vacant

**Presented by:**

Dustin Sherlin

Realty One Group Experts

Primary: 423-595-1284  
Mobile: 423-896-6000  
Office: 423-896-6000  
[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

Adjustments for Comparable #1533833 (Map Number 3)

| Description          | Value  | \$383,750 |
|----------------------|--------|-----------|
| Bedrooms Total       | -4000  | \$379,750 |
| Living Area          | -37860 | \$341,890 |
| Year Built           | +200   | \$342,090 |
| Final Adjusted Value |        | \$342,090 |

Residential Closed

Public Report

8422 Lexie Lane, Ooltewah, TN 37363

MLS #: 1521897

LP: \$399,999

SP: \$385,000

**# Bedrooms:** 3  
**# Baths:** 3  
**Baths - Full:** 2  
**Baths - Half:** 1  
**County:** Hamilton  
**MLS Area Major:** County  
**Association YN:** Yes  
**Subdivision Name:** Georgetown  
**Elementary School:** Landing  
**Middle Or Junior School:** Ooltewah  
**High School:** Ooltewah

**Living Area:** 2,045  
**Parcel Number:** 104b A 005  
**Year Built:** 2007  
**Lot Size Acres:** 0.21  
**Lot Size Square Feet:** 9,147.6  
**Lot Size Dimensions:** 70X130  
**Additional Parcels YN:** No  
**Deed Book:** 10854  
**Deed Page:** 720  
**Tax Annual Amount:** \$1,479.47  
**Property Sub Type:** Single Family Residence  
**Auction YN:** No



**Directions:** I-75 N to Exit 11 (Ooltewah), off exit ramp turn left onto Lee Hwy, right onto Mountain View (turns into Ooltewah Georgetown Rd) left into Georgetown Landing, right on Lexie Lane, house on left (across from community pond)

**Latitude:** 35.153354 **Longitude:** -85.04715

**Tax Legal Description:** LT 59 GEORGETOWN LANDING PB83 PG16 OUT OF 104-80 FOR 2007

| Room Name       | Level  | Length | Width | Dimensions | Remarks | Room Name | Level  | Length | Width | Dimensions | Remarks |
|-----------------|--------|--------|-------|------------|---------|-----------|--------|--------|-------|------------|---------|
| Primary Bedroom | First  |        |       |            |         | Bedroom   | Second |        |       |            |         |
| Bonus Room      | Second |        |       |            |         | Bedroom   | Second |        |       |            |         |
| Great Room      | First  |        |       |            |         | Bathroom  | First  |        |       |            |         |
| Kitchen         | First  |        |       |            |         | Bathroom  | First  |        |       |            |         |
| Sunroom         | First  |        |       |            |         | Bathroom  | Second |        |       |            |         |

**Above Grade Fin Area:**  
2,045

**Living Area:** 2,045 /  
Owner

**Rooms Total:** 9

**Enhanced Accessible:** No

**Appliances:** Dishwasher; Disposal; Electric Range; Electric Water Heater; Free-Standing Electric Range

**Association Fee:** 400

**Association Fee Frequency:** Annually

**Association Amenities:** Pool

**Additional Association Fees:** Initiation Fee Y/N: No; Maintenance Fee YN: No; Other Fees YN: No

**Senior Community YN:** No

**Attic Features:** Storage Only

**Basement YN:** No

**Builder's Warranty YN:** No

**Community Features:** Clubhouse; Pond; Pool; Sidewalks

**Construction Materials:** Fiber Cement; HardiPlank Type; Stone

**Cooling:** Ceiling Fan(s); Central Air; Electric; Multi Units

**Exterior Features:** Rain Gutters

**Foundation Details:** Slab

**Fencing:** Fenced; Vinyl

**Fireplace YN:** Yes

**Fireplace Features:** Fireplaces Total: 1; Gas Log; Great Room

**Flooring:** Carpet; Hardwood; Tile

**Green Features YN:** No

**Heating:** Central; Electric

**Home Warranty YN:** No

**Interior Features:** Cathedral Ceiling(s); En Suite; Entrance Foyer; Granite Counters; High Ceilings; Open Floorplan; Primary Downstairs; Separate Shower; Tray Ceiling(s); Tub/shower Combo; Walk-In Closet(s); Whirlpool Tub

**Laundry Features:** Electric Dryer Hookup; Laundry Closet; Washer Hookup

**Levels:** One and One Half

**Lot Features:** Back Yard; Front Yard; Level

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Carport YN:** No

**Parking Features:** Concrete; Driveway; Garage; Garage Door Opener; Garage Faces Front; Kitchen Level; Off Street

**Patio And Porch Features:** Covered; Deck; Front Porch; Patio; Porch; Porch - Covered

**Pool Features:** Association

**Roof:** Shingle

**Security Features:** Smoke Detector(s)

**Sewer:** Public Sewer

**Spa YN:** No

**Spa Features:** None

**Utilities:** Cable Connected; Electricity Connected; Phone Available; Sewer Connected; Water Connected; Underground Utilities

**View YN:** Yes

**View:** Mountain(s); Water

**Water Source:** Public

**Waterfront YN:** No

**Window Features:** Insulated Windows; Vinyl Frames

**Listing Terms:** Relocation Property; Cash; Conventional; FHA; VA Loan

**Possession:** Close Of Escrow

**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's License Number: 337885, Listing Office's State of Licensure: TN, Listing Office's License Number: 262943, Co-Listing Agent's State of Licensure: TN, Co-Listing Agent's License Number: 334139, Co-Listing Office State of Licensure: TN

**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** Welcome to 8422 Lexie Lane, where comfort, style, and community come together in one of Ooltewah's most sought-after neighborhoods—Georgetown Landing. This home is more than just what you see in photos or video. It's one you'll want to experience in person. Step inside and fall in love with the open-concept main level, featuring a stunning brand-new kitchen with stainless steel appliances, custom cabinetry, beautiful Quartz countertops, a stylish tile backsplash, and a spacious breakfast bar that is perfect for morning coffee or gathering with friends. The living room's vaulted ceiling, shiplap accent wall, and gas fireplace set the stage for cozy nights at home, all while beautiful hardwood floors add warmth and charm throughout. Through the French doors, you'll find a bright sunroom overlooking the fenced, level backyard and patio. The master suite on the main level offers both space and serenity with a generous walk-in closet and a bathroom featuring a jetted tub, double vanities, and a separate shower. Upstairs, you'll find two additional bedrooms, a full bath, and a large bonus room which makes the perfect flex space for a guest room, home office, gym or playroom. This property has been well maintained. In addition to the many home updates, seller has added a new roof! Life in Georgetown Landing means more than just a beautiful home. You'll enjoy sidewalk-lined streets, a community pool, and a neighborhood where every stroll feels like a welcome home. Don't just imagine it, come see it for yourself. Schedule your private showing today and discover why 8422 Lexie Lane is the perfect place to call home.

Sign On Property YN: Yes

Occupant Type: Owner

**Presented by:**  
Dustin Sherlin  
Realty One Group Experts

Primary: 423-595-1284  
Mobile: 423-896-6000  
Office: 423-896-6000  
[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

| Adjustments for Comparable #1521897 (Map Number 4) |        |           |
|----------------------------------------------------|--------|-----------|
| Description                                        | Value  | \$385,000 |
| Living Area                                        | -32340 | \$352,660 |
| Year Built                                         | +200   | \$352,860 |
| Final Adjusted Value                               |        | \$352,860 |

Residential Closed

Public Report

8455 Lexie Lane, Ooltewah, TN 37363

MLS #: 1532006

LP: \$400,000

SP: \$390,000

**# Bedrooms:** 4  
**# Baths:** 4  
**Baths - Full:** 3  
**Baths - Half:** 1  
**County:** Hamilton  
**MLS Area Major:** County  
**Association YN:** Yes  
**Subdivision Name:** Georgetown  
**Elementary School:** Ooltewah  
**Middle Or Junior School:** Hunter Middle  
**High School:** Ooltewah

**Living Area:** 2,188  
**Parcel Number:** 104g A 027  
**Year Built:** 2007  
**Lot Size Acres:** 0.24  
**Lot Size Square:** 10,603  
**Feet:**  
**Lot Size:** 70.68X150.01  
**Dimensions:**  
**Additional Parcels:** No  
**YN:**  
**Deed Book:** 12460  
**Deed Page:** 666  
**Tax Annual Amount:** \$1,502.4  
**Property Sub Type:** Single Family  
**Residence:**  
**Auction YN:** No



**Directions:** Take I-75 to Exit 11 toward Ooltewah, then head onto Lee Hwy. Turn right onto Mountain View Rd, which becomes Ooltewah Georgetown Rd. Turn left into Georgetown Landing, take the first right onto Lexie Lane, and the home will be on the right.

**Latitude:** 35.153084 **Longitude:** -85.045001

**Tax Legal Description:** Lt 27 Georgetown Landing Pb83 Pg16 Out Of 104-80 For 2007

| Room Name       | Level | Length | Width | Dimensions | Remarks | Room Name | Level | Length | Width | Dimensions | Remarks       |
|-----------------|-------|--------|-------|------------|---------|-----------|-------|--------|-------|------------|---------------|
| Primary Bedroom |       |        |       |            |         | Bedroom   |       |        |       |            |               |
| Primary Bedroom |       |        |       |            |         | Bedroom   |       |        |       |            |               |
| Great Room      |       |        |       |            |         | Bathroom  |       |        |       |            | Bathroom Half |
|                 |       |        |       |            |         | Bathroom  |       |        |       |            |               |
|                 |       |        |       |            |         | Bathroom  |       |        |       |            |               |
|                 |       |        |       |            |         | Bathroom  |       |        |       |            |               |
|                 |       |        |       |            |         | Laundry   |       |        |       |            |               |

**Above Grade Fin Area:**

2,188

**Living Area:** 2,188 /  
Owner

**Rooms Total:** 11

**Enhanced Accessible:** No

**Additional Dwelling Unit (ADU):** No

**Appliances:** Dishwasher; Disposal; Electric Range; Electric Water Heater; Microwave; Refrigerator

**Association Fee:** 400

**Association Fee Frequency:** Annually

**Association Amenities:** Pool; Security

**Additional Association Fees:** Initiation Fee Y/N: Yes; Initiation Fee Amount: 200; Initiation Fee Amount \$/%: \$; Maintenance Fee YN: No; Other Fees YN: No

**Senior Community YN:** No

**Attic Features:** Pull-Down Stairs; Storage Only

**Basement YN:** Yes

**Basement:** Crawl Space

**Builder's Warranty YN:** No

**Community Features:** Pool; Sidewalks

**Construction Materials:** Stone; Vinyl Siding

**Cooling:** Central Air; Electric; Multi Units

**Exterior Features:** Rain Barrel/Cistern(s)

**Foundation Details:** Block

**Fencing:** Back Yard; Wrought Iron

**Fireplace YN:** Yes

**Fireplace Features:** Fireplaces Total: 1; Gas Log; Living Room

**Flooring:** Carpet; Hardwood; Tile

**Heating:** Central; Electric

**Home Warranty YN:** No

**Interior Features:** Ceiling Fan(s); Chandelier; Double Vanity; En Suite; Granite Counters; Open Floorplan; Pantry; Recessed Lighting; Separate Dining Room; Separate Shower; Tray Ceiling(s); Tub/shower Combo; Walk-In Closet(s); Whirlpool Tub

**Laundry Features:** Electric Dryer Hookup; Gas Dryer Hookup; Inside; Laundry Closet; Main Level; Washer Hookup

**Levels:** Two

**Lot Features:** Back Yard; Cleared; Few Trees; Front Yard; Level

**Other Equipment:** None

**Other Structures:** None

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Carport YN:** No

**Parking Features:** Concrete; Driveway; Garage; Garage Door Opener; Garage Faces Front; Off Street

**Patio And Porch Features:** Covered; Deck; Patio; Porch; Porch - Covered; Porch - Screened; Rear Porch; Screened

**Pool Features:** Community

**Road Surface Type:** Asphalt; Paved

**Roof:** Shingle

**Security Features:** Security System; Smoke Detector(s)

**Sewer:** Public Sewer

**Short Term Vacation Rental (STVR):** No

**Utilities:** Cable Available; Electricity Connected; Phone Available; Sewer Connected; Water Connected; Underground Utilities

**View YN:** Yes

**Water Source:** Public

**Waterfront YN:** No

**Window Features:** Insulated Windows

**Listing Terms:** Cash; Conventional; FHA; VA Loan

**Special Listing Conditions:** Standard

**Possession:** Close Of Escrow

**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's License Number: 334155, Listing Office's State of Licensure: TN, Listing Office's License Number: 259794, Co-Listing Agent's State of Licensure: TN, Co-Listing Agent's License Number: 378873, Co-Listing Office State of Licensure: TN, Co-Listing Office License Number: 259794

**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** Welcome to 8455 Lexie Lane in the beautiful community of Georgetown Landing, where breathtaking views, flexible living space, and thoughtful updates come together to create the perfect place to call home. This spacious 4 bedroom, 3.5 bath home is designed to impress with room for everyone and a layout ideal for both everyday living and entertaining. From the moment you step inside, you are greeted with gleaming hardwood floors and a warm, inviting living room centered around a cozy gas fireplace. The kitchen is both stylish and functional, featuring hardwood flooring, granite countertops, and stainless steel appliances ready for hosting or everyday use. This home truly stands out with two generously sized master suites, each offering private ensuite baths and walk in closets, perfect for multi generational living or guests. The primary suite feels like a retreat with a large bathroom that includes a jetted tub and separate shower. Step outside and prepare to fall in love. Enjoy your morning coffee or unwind in the evening on the

9/12/26, 9:33 AMflexmls Web

impressive two story deck while taking in the peaceful scenery. Additional highlights include a 2 car garage, encapsulated crawlspace with sump pump, and an HVAC system replaced in 2023 with regular annual maintenance for added peace of mind. Homes with this combination of space, views, and versatility do not come along often. Schedule your private showing today and experience it for yourself!

Sign On Property YN: YesOccupant Type: Owner

Presented by:  
Dustin Sherlin  
Realty One Group Experts

Primary: 423-595-1284  
Mobile: 423-896-6000  
Office: 423-896-6000  
[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

| Adjustments for Comparable #1532006 (Map Number 5) |        |  |           |
|----------------------------------------------------|--------|--|-----------|
| Description                                        | Value  |  | \$390,000 |
| Bedrooms Total                                     | -4000  |  | \$386,000 |
| Living Area                                        | -40920 |  | \$345,080 |
| Year Built                                         | +200   |  | \$345,280 |
| Final Adjusted Value                               |        |  | \$345,280 |

Residential ClosedPublic Report8165 Kaitlin Lane, Ooltewah, TN 37363MLS #: 1531343LP: \$419,900SP: \$419,900

# Bedrooms:3Living Area:1,780# Baths:2Parcel Number:104g A 073Baths - Full:2Year Built:2007Baths - Half:0Lot Size Acres:0.23Stories:1Lot Size Square10,018.8County:HamiltonFeet:Lot Size60.15 X 165.79MLS Area Major:CountyLot SizeDimensions:Association YN:YesAdditional ParcelsNoSubdivision Name:Georgetown LandingYNElementary School:OoltewahDeed Book:13713Middle Or Junior School:Hunter MiddleDeed Page:684High School:OoltewahTax Annual Amount:\$1,544.35Property Sub Type:Single FamilyResidenceAuction YN:No



**Directions:** From US-27 South, merge onto I-24 East and continue to I-75 North. Take Exit 11 and turn left onto Lee Highway. Turn right onto Mountain View Road, then proceed to the roundabout and take the second exit. Continue to Gracie Mac Lane and turn left, then take your next left onto Kaitlin Lane. The home will be on your right.  
**Latitude:** 35.151116 **Longitude:** -85.048184

**Tax Legal Description:** Lt 135 Georgetown Landing Pb83 Pg16 Out Of 104-80 For 2007

| Room Name                    | Level | Length                       | Width | Dimensions                     | Remarks | Room Name                       | Level | Length                | Width | Dimensions | Remarks |
|------------------------------|-------|------------------------------|-------|--------------------------------|---------|---------------------------------|-------|-----------------------|-------|------------|---------|
| Primary Bedroom              | First |                              |       |                                |         | Bedroom                         | First |                       |       |            |         |
| Primary Bathroom             | First |                              |       |                                |         | Bedroom                         | First |                       |       |            |         |
| Dining Room                  | First |                              |       |                                |         | Bathroom                        |       |                       |       |            |         |
| Kitchen                      | First |                              |       |                                |         | Living Room                     | First |                       |       |            |         |
| <b>Above Grade Fin Area:</b> |       | <b>Below Grade Fin Area:</b> |       | <b>Below Grade Unfin Area:</b> |         | <b>Living Area:</b> 1,780 / Tax |       | <b>Rooms Total:</b> 8 |       |            |         |
| 1,780                        |       | 0                            |       | 0                              |         |                                 |       | Records               |       |            |         |

**Enhanced Accessible:** No  
**Additional Dwelling Unit (ADU):** No  
**Appliances:** Dishwasher; Electric Oven; Electric Water Heater; Microwave; Oven; Refrigerator  
**Association Fee:** 400  
**Association Fee Frequency:** Annually  
**Association Amenities:** Pool; Security  
**Additional Association Fees:** Initiation Fee Y/N: Yes; Initiation Fee Amount: 200; Initiation Fee Amount \$/=: \$; Maintenance Fee YN: No; Other Fees YN: No  
**Senior Community YN:** No  
**Basement YN:** No  
**Builder's Warranty YN:** No  
**Community Features:** Pool; Sidewalks  
**Construction Materials:** Brick  
**Cooling:** Central Air; Electric  
**Exterior Features:** Rain Gutters  
**Foundation Details:** Block  
**Fencing:** Back Yard; Wrought Iron  
**Fireplace YN:** Yes  
**Fireplace Features:** Fireplaces Total: 1; Living Room; Propane  
**Flooring:** Carpet; Hardwood; Tile  
**Heating:** Central; Electric; Propane  
**Home Warranty YN:** No  
**Interior Features:** Breakfast Bar; Breakfast Nook; Cathedral Ceiling(s); Ceiling Fan(s); Chandelier; Crown Molding; Double Vanity; Eat-in Kitchen; En Suite; Open Floorplan; Pantry; Recessed Lighting; Separate Dining Room; Soaking Tub; Tray Ceiling(s); Walk-In Closet(s)

**Laundry Features:** Electric Dryer Hookup; Gas Dryer Hookup; Inside; Laundry Closet; Washer Hookup  
**Levels:** One  
**Lot Features:** Back Yard; Front Yard; Level  
**Other Equipment:** None  
**Other Structures:** None  
**Garage YN:** Yes  
**Attached Garage YN:** Yes  
**Garage Spaces:** 2  
**Carport YN:** No  
**Parking Features:** Concrete; Driveway; Garage; Garage Door Opener; Garage Faces Front; Kitchen Level  
**Patio And Porch Features:** Covered; Front Porch; Patio; Porch - Covered; Rear Porch  
**Pool Features:** None  
**Road Responsibility:** Public Maintained Road  
**Road Surface Type:** Asphalt; Paved  
**Roof:** Asphalt; Shingle  
**Sewer:** Public Sewer  
**Short Term Vacation Rental (STVR):** No  
**Spa Features:** None  
**Utilities:** Cable Available; Electricity Connected; Natural Gas Connected; Phone Available; Sewer Connected; Water Connected; Propane  
**View YN:** No  
**Water Source:** Public  
**Waterfront YN:** No  
**Listing Terms:** Cash; Conventional; FHA; VA Loan  
**Special Listing Conditions:** Standard  
**Possession:** Close Of Escrow  
**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's License Number: 334155, Listing Office's State of Licensure: TN, Listing Office's License Number: 259794, Co-Listing Agent's State of Licensure: TN, Co-Listing Agent's License Number: 355709, Co-Listing Office State of Licensure: TN, Co-Listing Office License Number: 259794  
**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** Welcome to 8165 Kaitlin Lane, where comfort, style, and thoughtful updates come together in one of Ooltewah's most desirable neighborhoods with sidewalks and a community pool. From the moment you step inside, this one level craftsman draws you in with an open, airy layout designed to feel both inviting and functional. The living room makes a statement with a stunning floor to ceiling rock fireplace, creating a warm focal point that flows effortlessly into a separate dining area and a bright eat in kitchen featuring quartz countertops, updated cabinetry, stainless steel appliances, and rich hardwood flooring throughout the main living space. Just beyond the breakfast nook, double doors open to a spacious covered porch overlooking a private, level, fenced back yard perfect for relaxing or entertaining. The primary suite offers an oversized bedroom with tray ceilings and a beautifully updated ensuite featuring a jetted tub, a new tiled shower with glass door, dual vanities, and a walk in closet. Two additional bedrooms and a full bath provide flexible space for guests, family, or a home office. Extensive updates add value and peace of mind. In 2022, improvements included a new roof, a fully renovated kitchen with quartz countertops and custom cabinetry, and plantation shutters in the main living areas. In 2024, the home was refreshed with

9/12/26, 9:33 AMflexmls Web

new carpet in the bedrooms, fresh interior paint, a floor to ceiling rock fireplace, cleaned HVAC ductwork, refinished bathroom cabinetry, and a newly installed tiled shower with glass door in the primary bath. In 2025, major upgrades continued with a new HVAC unit, new water heater, updated stainless steel refrigerator and microwave, and refreshed front landscaping with new railing. Additional enhancements are currently underway including laundry room cabinetry, updated lighting and faucets. With its stylish upgrades and prime location, this home truly stands out. Schedule your showing today!

Sign On Property YN: YesOccupant Type: Owner

Presented by:  
Dustin Sherlin  
Realty One Group Experts

Primary: 423-595-1284  
Mobile: 423-896-6000  
Office: 423-896-6000  
[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

| Adjustments for Comparable #1531343 (Map Number 6) |        |           |
|----------------------------------------------------|--------|-----------|
| Description                                        | Value  | \$419,900 |
| Living Area                                        | -16440 | \$403,460 |
| Year Built                                         | +200   | \$403,660 |
| Final Adjusted Value                               |        | \$403,660 |

Residential Contingent      Public Report      8105 Kaitlin Lane, Ooltewah, TN 37363      MLS #: 1538618      LP: \$445,000

**# Bedrooms:** 4      **Living Area:** 2,320  
**# Baths:** 3      **Parcel Number:** 104g A 088  
**Baths - Full:** 2      **Year Built:** 2007  
**Baths - Half:** 1      **Lot Size Acres:** 0.28  
**Stories:** 1      **Lot Size Square Feet:** 12,196.8  
**County:** Hamilton  
**MLS Area Major:** County  
**Association YN:** Yes  
**Subdivision Name:** Georgetown Landing  
**Elementary School:** Ooltewah  
**Middle Or Junior School:** Hunter Middle  
**High School:** Ooltewah  
**Deed Book:** 11758  
**Deed Page:** 200  
**Tax Annual Amount:** \$1,422.39  
**Property Sub Type:** Single Family  
**Auction YN:** No



**Directions:** 75 N to Ooltewah EXIT 11, Turn left at the exit, Under Highway, Right on Mountain View Rd, At the traffic circle take the 2nd exit onto Ooltewah - Georgetown Rd, Turn Left into Georgetown Landing Subdivision on Gracie Mac Ln, Turn Left on Kaitlin Ln, Home on the right side of the Cul-De-Sac.

**Latitude:** 35.151059 **Longitude:** -85.045303

**Tax Legal Description:** LT 150 GEORGETOWN LANDING PB83 PG16 OUT OF 104-80 FOR 2007

| Room Name                          | Level | Length | Width | Dimensions | Remarks | Room Name                         | Level  | Length | Width | Dimensions            | Remarks              |
|------------------------------------|-------|--------|-------|------------|---------|-----------------------------------|--------|--------|-------|-----------------------|----------------------|
| Primary Bedroom                    | First |        |       |            |         | Bedroom                           | Second |        |       |                       |                      |
| Dining Room                        | First |        |       |            |         | Bedroom                           | Second |        |       |                       |                      |
| Sunroom                            | First |        |       |            |         | Bedroom                           | Second |        |       |                       | Dimensions: Or Bonus |
|                                    |       |        |       |            |         | Bathroom                          | First  |        |       |                       | Full Bathroom        |
|                                    |       |        |       |            |         | Bathroom                          | First  |        |       |                       | Bathroom Half        |
|                                    |       |        |       |            |         | Bathroom                          | Second |        |       |                       | Full Bathroom        |
|                                    |       |        |       |            |         | Laundry                           | First  |        |       |                       |                      |
|                                    |       |        |       |            |         | Living Room                       | First  |        |       |                       |                      |
| <b>Above Grade Fin Area:</b> 2,320 |       |        |       |            |         | <b>Living Area:</b> 2,320 / Owner |        |        |       | <b>Rooms Total:</b> 8 |                      |

**Enhanced Accessible:** No

**Additional Dwelling Unit (ADU):** No

**Appliances:** Dishwasher; Electric Water Heater; Free-Standing Electric Range; Microwave; Refrigerator

**Architectural Style:** Contemporary

**Association Fee:** 0

**Association Fee Frequency:** Annually

**Association Amenities:** Clubhouse; Picnic Area; Pool

**Association Fee Includes:** None

**Additional Association Fees:** Initiation Fee Y/N: Yes; Initiation Fee Amount: 250; Initiation Fee Amount \$/%: \$; Maintenance Fee YN: Yes; Maintenance Fee Amount: 400; Other Fees YN: No

**Senior Community YN:** No

**Attic Features:** Pull-Down Stairs

**Basement YN:** Yes

**Basement:** Crawl Space

**Builder's Warranty YN:** No

**Community Features:** Pool; Sidewalks

**Construction Materials:** Brick; Vinyl Siding

**Cooling:** Central Air; Electric; Multi Units

**Exterior Features:** Rain Gutters

**Foundation Details:** Block

**Fencing:** Fenced; Privacy; Vinyl

**Fireplace YN:** Yes

**Fireplace Features:** Fireplaces Total: 1; Electric; Living Room

**Flooring:** Carpet; Hardwood; Tile

**Green Features YN:** No

**Heating:** Central; Electric

**Home Warranty YN:** No

**Inclusions:** Refrigerator, Kitchen bar chairs

**Interior Features:** Cathedral Ceiling(s); Eat-in Kitchen; Granite Counters; High Ceilings; Pantry; Primary Downstairs; Separate Dining Room; Separate Shower; Split Bedrooms; Tub/shower Combo; Walk-In Closet(s); Whirlpool Tub

**Laundry Features:** Electric Dryer Hookup; Laundry Room; Washer Hookup

**Levels:** Two

**Lot Features:** Gentle Sloping; Irregular Lot; Level

**Other Structures:** Outbuilding; Storage

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Carport YN:** No

**Parking Features:** Garage; Garage Door Opener; Garage Faces Front; Kitchen Level

**Patio And Porch Features:** Deck; Glass Enclosed; Patio; Porch; Porch - Covered

**Pool Features:** Community; In Ground; Outdoor Pool

**Road Frontage Type:** County Road

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt

**Roof:** Asphalt; Shingle

**Security Features:** Fire Alarm; Security System; Smoke Detector(s)

**Sewer:** Public Sewer

**Short Term Vacation Rental (STVR):** No

**Spa YN:** No

**Spa Features:** None

**Structure Type:** Free Standing Building; House

**Utilities:** Cable Available; Electricity Available; Phone Available; Sewer Connected; Underground Utilities

**View YN:** No

**Water Source:** Public

**Waterfront YN:** No

**Window Features:** Insulated Windows; Vinyl Frames

**Listing Terms:** Cash; Conventional; FHA; VA Loan

**Special Listing Conditions:** Standard

**Possession:** Close Of Escrow

**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's License Number: 281850, Listing Office's State of Licensure: TN, Listing Office's License Number: 263385

**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** Welcome to this charming, 1.5 story cul-de-sac Ooltewah home in a family friendly neighborhood. The home features multiple common areas for family or guests to gather, a primary suite on the main level, 3 spacious bedrooms upstairs, and 2 1/2 bathrooms. Relax in the sunroom or out back on the large patio while you watch the kids run and enjoy the amazing playground in the fenced back yard. When the days are hot, head over to the

Sign On Property YN: Yes

Occupant Type: Vacant

Presented by:  
Dustin Sherlin  
Realty One Group Experts

Primary: 423-595-1284  
Mobile: 423-896-6000  
Office: 423-896-6000  
[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

| Adjustments for Comparable #1538618 (Map Number 7) |        |  |           |
|----------------------------------------------------|--------|--|-----------|
| Description                                        | Value  |  | \$445,000 |
| Bedrooms Total                                     | -4000  |  | \$441,000 |
| Living Area                                        | -48840 |  | \$392,160 |
| Year Built                                         | +200   |  | \$392,360 |
| Final Adjusted Value                               |        |  | \$392,360 |

Residential Closed

Public Report

8125 Kaitlin Lane, Ooltewah, TN 37363

MLS #: 1528856

LP: \$450,000

SP: \$450,000

**# Bedrooms:** 3  
**# Baths:** 2  
**Baths - Full:** 2  
**Baths - Half:** 0  
**County:** Hamilton  
**MLS Area Major:** County  
**Association YN:** Yes  
**Subdivision Name:** Georgetown Landing  
**Elementary School:** Ooltewah Elementary  
**Middle Or Junior School:** Ooltewah Middle  
**High School:** Ooltewah

**Living Area:** 2,200  
**Parcel Number:** 104g A 083  
**Year Built:** 2007  
**Lot Size Acres:** 0.54  
**Lot Size Square Feet:** 23,522.4  
**Lot Size Dimensions:** 60X249.62  
**Additional Parcels:** No  
**YN:**  
**Deed Book:** 10030  
**Deed Page:** 407  
**Tax Annual Amount:** \$1,682.5  
**Property Sub Type:** Single Family Residence  
**Auction YN:** No



**Directions:** I-75 Exit 11 - Ooltewah, left on Old Lee Hwy, right on Mountain View, left onto Georgetown Landing, left on Kaitlin, house on right.

**Latitude:** 35.150181 **Longitude:** -85.04602

**Tax Legal Description:** Lt 145 Georgetown Landing Pb83 Pg16 Out Of 104-80 For 2007

| Room Name                          | Level | Length | Width | Dimensions | Remarks                      | Room Name                                                  | Level | Length | Width | Dimensions | Remarks       |
|------------------------------------|-------|--------|-------|------------|------------------------------|------------------------------------------------------------|-------|--------|-------|------------|---------------|
| Primary                            | First |        |       |            |                              | Bedroom                                                    | First |        |       |            |               |
| Bedroom                            |       |        |       |            |                              | Bedroom                                                    | First |        |       |            |               |
| Great Room                         | First |        |       |            |                              | Bathroom                                                   | First |        |       |            | Full Bathroom |
| Other                              |       |        |       |            | Breakfast Room: Level: First |                                                            |       |        |       |            |               |
| <b>Above Grade Fin Area:</b> 2,200 |       |        |       |            |                              | <b>Living Area:</b> 2,200 / <b>Rooms Total:</b> 7<br>Owner |       |        |       |            |               |

**Enhanced Accessible:** No

**Additional Dwelling Unit (ADU):** No

**Appliances:** Built-In Electric Oven; Dishwasher; Disposal; Double Oven; Electric Range; Electric Water Heater; Microwave; Refrigerator

**Association Fee:** 400

**Association Fee Frequency:** Annually

**Additional Association Fees:** Initiation Fee Y/N: Yes; Initiation Fee Amount: 750; Initiation Fee Amount \$/%: \$; Maintenance Fee YN: No; Other Fees YN: No

**Senior Community YN:** No

**Attic Features:** Pull-Down Stairs; Storage Only

**Basement YN:** Yes

**Basement:** Crawl Space

**Brick and Stone Features:** Partial Brick; Partial Stone

**Builder's Warranty YN:** No

**Community Features:** Sidewalks

**Construction Materials:** Brick; Stone; Vinyl Siding

**Cooling:** Central Air; Electric

**Exterior Features:** Rain Gutters

**Foundation Details:** Block

**Fencing:** Back Yard; Fenced; Vinyl

**Fireplace YN:** Yes

**Fireplace Features:** Fireplaces Total: 1; Gas Log; Living Room

**Flooring:** Hardwood; Tile

**Heating:** Central; Electric

**Home Warranty YN:** No

**Interior Features:** Breakfast Nook; Breakfast Room; Built-in Features; Ceiling Fan(s); Chandelier; Coffered Ceiling(s); Crown Molding; Double Vanity; Eat-in Kitchen; En Suite; Granite Counters; High Ceilings; Primary Downstairs; Separate Dining Room; Separate Shower; Sitting Area; Vaulted Ceiling(s); Walk-In Closet(s); Whirlpool Tub

**Laundry Features:** Electric Dryer Hookup; Gas Dryer Hookup; Inside; Laundry Room; Washer Hookup

**Levels:** One

**Lot Features:** Back Yard; Cleared; Front Yard; Level; Private

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Carport YN:** No

**Parking Features:** Concrete; Driveway; Garage; Garage Door Opener; Garage Faces Side; Off Street; Paver Block

**Patio And Porch Features:** Covered; Deck; Patio; Porch - Screened; Rear Porch

**Pool Features:** Community

**Road Frontage Type:** None

**Road Responsibility:** Public Maintained Road

**Road Surface Type:** Asphalt; Paved

**Roof:** Shingle

**Security Features:** Security System; Smoke Detector(s)

**Sewer:** Public Sewer

**Short Term Vacation Rental (STVR):** No

**Spa Features:** Above Ground; Heated

**Structure Type:** None

**Utilities:** Cable Available; Electricity Connected; Phone Available; Sewer Connected; Water Connected; Propane; Underground Utilities

**View YN:** No

**Water Source:** Public

**Waterfront YN:** No

**Window Features:** Blinds

**Listing Terms:** Cash; Conventional; FHA; VA Loan

**Special Listing Conditions:** Standard

**Possession:** Close Of Escrow

**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's License Number: 334155, Listing Office's State of Licensure: TN, Listing Office's License Number: 259794, Co-Listing Agent's State of Licensure: TN, Co-Listing Agent's License Number: 378873, Co-Listing Office State of Licensure: TN, Co-Listing Office License Number: 259794

**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** Welcome to 8125 Kaitlin Lane, where everyday living feels like a retreat in the heart of Ooltewah. Nestled on more than half an acre, this property delivers the space you want with the upgrades that make a difference. Pull into the roomy two car garage and step into a home designed for both comfort and impact. The backyard is a standout feature fully fenced and ready for entertaining, pets, or play. Picture cool evenings in the hot tub, game days on the screened porch, and plenty of room to create your own outdoor oasis. Inside, dramatic two story ceilings elevate the main living areas and fill the space with natural light. The open feel makes the home live large, while the fireplace adds warmth and character to the heart of the home. Beautiful hardwood flooring ties everything together with a polished, timeless look. The kitchen is both stylish and practical, featuring granite countertops, ample cabinetry, and updated appliances. Whether you are preparing weeknight dinners or hosting holiday gatherings, the layout keeps everything within reach and flowing seamlessly into the dining and living spaces. The primary suite offers a peaceful getaway with vaulted ceilings and a spacious en suite bath complete with double vanities and a walk in shower. Two additional bedrooms provide flexibility for guests, family, or a dedicated office space. Thoughtful details like ceiling fans and well designed bathrooms add to the home's everyday functionality. With over 2,200 square feet of living space, this home offers

room to spread out without sacrificing warmth and charm. If you are searching for a move in ready property with outdoor space, inviting interiors, and a location that continues to grow in demand, this is one you will not want to miss. Schedule your private showing today!

**Sign On Property YN: Yes**

**Occupant Type:** Owner

**Presented by:**

Dustin Sherlin

Realty One Group Experts

Primary: 423-595-1284

Mobile: 423-896-6000

Office: 423-896-6000

[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

| Adjustments for Comparable #1528856 (Map Number 8) |  |        |           |
|----------------------------------------------------|--|--------|-----------|
| Description                                        |  | Value  | \$450,000 |
| Living Area                                        |  | -41640 | \$408,360 |
| Year Built                                         |  | +200   | \$408,560 |
| Final Adjusted Value                               |  |        | \$408,560 |

Residential Closed

Public Report

8510 Gracie Mac Lane, Ooltewah, TN 37363

MLS #: 1538248

LP: \$454,900

SP: \$454,900

**# Bedrooms:** 4  
**# Baths:** 3  
**Baths - Full:** 2  
**Baths - Half:** 1  
**Stories:** 2  
**County:** Hamilton  
**MLS Area Major:** Chattanooga  
**Association YN:** Yes  
**Subdivision Name:** Georgetown Landing  
**Elementary School:** Ooltewah Elementary  
**Middle Or Junior School:** Hunter Middle  
**High School:** Ooltewah

**Living Area:** 2,182  
**Parcel Number:** 104g A 143  
**Year Built:** 2007  
**Lot Size Acres:** 0.36  
**Lot Size Square Feet:** 15,681.6  
**Lot Size Dimensions:** 68X233.61  
**Additional Parcels YN:** No  
**Deed Book:** 13156  
**Deed Page:** 918  
**Tax Annual Amount:** \$1,450.05  
**Property Sub Type:** Single Family Residence  
**Auction YN:** No



**Directions:** EXIT 11 on I-75, toward Ooltewah. Turn left onto Lee Hwy. Continue to follow Lee Hwy. Turn right onto Mountain View Rd. Enter next roundabout and take the 2nd exit onto Ooltewah Georgetown Rd. Turn left onto Gracie Mac Ln. The destination is on your left.  
**Latitude:** 35.150256 **Longitude:** -85.042961  
**Tax Legal Description:** Lt 205 Georgetown Landing Pb83 Pg16 Out Of 104-80 For 2007

| Room Name        | Level | Length | Width | Dimensions | Remarks | Room Name | Level  | Length | Width | Dimensions | Remarks |
|------------------|-------|--------|-------|------------|---------|-----------|--------|--------|-------|------------|---------|
| Primary Bedroom  | First |        |       |            |         | Bedroom   | Second |        |       |            |         |
| Primary Bathroom | First |        |       |            |         | Bedroom   | Second |        |       |            |         |
| Dining Room      | First |        |       |            |         | Bedroom   | Second |        |       |            |         |
| Great Room       | First |        |       |            |         | Bathroom  | Second |        |       |            |         |
| Kitchen          | First |        |       |            |         | Bath Half | First  |        |       |            |         |
|                  |       |        |       |            |         | Laundry   | First  |        |       |            |         |

**Above Grade Fin Area:**  
 2,182

**Living Area:** 2,182 /  
 Owner

**Rooms Total:** 11

**Enhanced Accessible:** No  
**Additional Dwelling Unit (ADU):** No  
**Appliances:** Dishwasher; Disposal; Electric Water Heater; Free-Standing Electric Oven; Microwave  
**Association Fee:** 400  
**Association Fee Frequency:** Annually  
**Association Amenities:** Pool  
**Additional Association Fees:** Initiation Fee Y/N: Yes; Initiation Fee Amount: 0; Initiation Fee Amount \$/yr: \$; Maintenance Fee YN: No; Other Fees YN: No  
**Senior Community YN:** No  
**Attic Features:** Pull-Down Stairs  
**Basement YN:** No  
**Basement:** None  
**Builder's Warranty YN:** No  
**Community Features:** Pool; Sidewalks  
**Construction Materials:** Stone; Vinyl Siding  
**Cooling:** Central Air; Electric  
**Exterior Features:** Playground  
**Foundation Details:** Block  
**Fencing:** Fenced; Vinyl  
**Fireplace YN:** Yes  
**Fireplace Features:** Fireplaces Total: 1; Gas Log; Great Room  
**Flooring:** Carpet; Hardwood; Tile  
**Heating:** Central; Electric  
**Home Warranty YN:** No  
**Interior Features:** Breakfast Nook; Cathedral Ceiling(s); Ceiling Fan(s); Chandelier; Crown Molding; En Suite; Granite Counters; High Ceilings; Pantry; Primary Downstairs; Separate Dining Room; Separate Shower; Walk-In Closet(s); Whirlpool Tub

**Laundry Features:** Electric Dryer Hookup; Main Level; Washer Hookup  
**Levels:** Two  
**Lot Features:** Level  
**Garage YN:** Yes  
**Attached Garage YN:** Yes  
**Garage Spaces:** 2  
**Carport YN:** No  
**Parking Features:** Driveway; Garage; Garage Faces Side; Kitchen Level  
**Patio And Porch Features:** Covered; Deck; Patio; Porch; Porch - Screened  
**Pool Features:** Community  
**Roof:** Asphalt; Shingle  
**Sewer:** Public Sewer  
**Short Term Vacation Rental (STVR):** No  
**Spa YN:** No  
**Utilities:** Electricity Connected; Sewer Connected; Water Connected; Underground Utilities  
**View YN:** No  
**Water Source:** Public  
**Waterfront YN:** No  
**Window Features:** Vinyl Frames  
**Listing Terms:** Cash; Conventional; FHA; VA Loan  
**Possession:** Close Of Escrow  
**License Number Info:** Listing Agent's State of Licensure: TN, Listing Agent's License Number: 358980, Listing Office's State of Licensure: TN, Listing Office's License Number: 263600  
**Documents:** TN Prop Cond Disc or Exempt

**Public Remarks:** Welcome to your dream home in the highly sought-after Georgetown Landing community! Boasting outstanding curb appeal and beautiful landscaping, this charming 4-bedroom, 2.5-bathroom gem welcomes you with soaring ceilings, rich wood floors, and elegant crown molding drenched in natural light. The breathtaking living room features cathedral ceilings and an oversized fireplace--the perfect backdrop for entertaining or cozy afternoons. Meal prep is a breeze in the chef-worthy kitchen, complete with granite countertops, custom cabinetry, a pantry, a bright breakfast nook, and kitchen appliances are less than one year old. For formal gatherings, the dining room impresses with high ceilings and elegant wainscoting. Retreat to the expansive main-level master suite, featuring trey ceilings, oversized windows, and a spa-like en suite with brand new tiled shower. Step outside to enjoy your morning coffee on the fully screened back porch, overlooking a fantastic backyard perfect for children and pets. Best of all, you are just two houses down from the community pool and picnic area! Enjoy the absolute best of Ooltewah living--just 7 minutes to the vibrant dining at Cambridge Square, 10 minutes to Hamilton Place, and 15 minutes to Harrison Bay State Park. Schedule your private tour today before this gem is gone!

**Presented by:**  
 Dustin Sherlin  
 Realty One Group Experts

Primary: 423-595-1284  
Mobile: 423-896-6000  
Office: 423-896-6000  
[dustin@realtyoneexperts.com](mailto:dustin@realtyoneexperts.com)

Information is deemed to be reliable, but is not guaranteed. © 2026 [MLS](#) and [FBS](#). Prepared by Dustin Sherlin on Saturday, September 12, 2026 9:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Buyer should verify any information of concern, including but not limited to schools and square footage.

Adjustments for Comparable #1538248 (Map Number 9)

| Description          | Value  | \$454,900 |
|----------------------|--------|-----------|
| Bedrooms Total       | -4000  | \$450,900 |
| Living Area          | -40560 | \$410,340 |
| Year Built           | +200   | \$410,540 |
| Final Adjusted Value |        | \$410,540 |