



<b>Address, Full:</b>	602 S. Gay St, Unit 701, Knoxville, 37902	<b>Lot #:</b>	
<b>Block #:</b>		<b>UNIT #:</b>	701
<b>Status:</b>	Active	<b>Listing #:</b>	532547
<b>Area:</b>	(1) Knox County	<b>Sub Area:</b>	(101) Center City
<b>List Price:</b>	\$375,000	<b>Property ID:</b>	095IF001
<b>Legal Description:</b>	The Burwell Building	<b>Lot Size:</b>	
<b>Subdivision:</b>	The Burwell Building	<b>Position of Unit:</b>	7th fl corner
<b># of Units:</b>	19	<b>Condo Assoc. Fee:</b>	185
<b>Fee Monthly/Quarterly/Annually:</b>	M	<b>City/County Code:</b>	1
<b>City Tax:</b>	\$0	<b>County Tax:</b>	\$0

**Building Exterior**

**Rooms:** 4  
**Square Feet:** 1753  
**Age:**  
**Restrictions:** Yes

**Bedrooms:** 2  
**Upper Lev. Sq. Ft.:** 0  
**Fireplace:** NONE

**General Information**

**Baths, Full:** 2  
**Main Lev. Sq. Ft.:** 1753  
**Floors:** Tile, Hardwood  
**Baths, Half:**  
**Lower Lev. Sq. Ft.:** 0  
**Site Built:** Yes

**Room Dimensions**

**Living Room Size:**  
**Dining Area:** Breakfast Bar,  
 Living/Dining Room  
 Combination,  
 Kitchen/Dining Room  
 Combination

**Kitchen Size:**  
**Bonus Room Size:**

**Dining Room Size:**  
**Rec. Room Size:**

**Master Bedroom Size:**  
**Bedroom 4 Size:**

**Bedroom 2 Size:**  
**Bedroom 5 Size:**

**Bedroom 3 Size:**  
**Other Rooms:** Laundry/Utility

**Features**

**Type:** Condominium  
**Construction:** Metal, Concrete Block, Brick  
**Parking:** Other  
**Heat:** Central  
**Amenities:** Elevator

**Style:** High Rise  
**View:** City View  
**Fuel:** Electric  
**Cooling:** Central  
**Association Fees Include:** All Amenities, Grounds Maintenance,  
 Building Exterior, Association Insurance  
**Equipment:** Smoke Detector, Disposal, Microwave,  
 Refrigerator, Range/Oven, Dishwasher

**Miscellaneous Features:** Washer/Dryer Connections, Walk-in  
 Closets, Insulated Windows

**Additional Information**

**Public Remarks:** Exquisitely renovated historic landmark located in the heart of Downtown Knoxville. This gorgeous new condominium will be ready for occupancy in early 2007. Enjoy panoramic views of the downtown skyline from this beautifully renovated seventh floor corner residence. Available for assignment -- please call for details. HOA dues and square footage provided by developer is an estimate. Taxes TBD.

**Directions:** Situated at the corner of Gay Street and Clinch Avenue across from the East Tennessee Historical Society and adjacent to the Tennessee Theater.

**INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED**