



Address, Full:	1060 Worlds Fair Park #504, Knoxville, 37902	Lot #:	
Block #:		UNIT #:	504
Status:	Active	Listing #:	542415
Area:	(1) Knox County	Sub Area:	(101) Center City
List Price:	\$330,000	Property ID:	094LL00403
Legal Description:	Candy Factory Lofts Unit 504	Lot Size:	Condominium
Subdivision:	Candy Factory Lofts	Position of Unit:	5th fl south
# of Units:	47	Condo Assoc. Fee:	145
Fee Monthly/Quarterly/Annually:	M	City/County Code:	1
City Tax:	\$0	County Tax:	\$0

Artist's Rendering

Rooms:	3	Bedrooms:	2	Baths, Full:	2	Baths, Half:	0
Square Feet:	1224	Upper Lev. Sq. Ft.:	0	Main Lev. Sq. Ft.:	1224	Lower Lev. Sq. Ft.:	0
Age:	888	Fireplace:	NONE	Floors:	Tile, Hardwood	Site Built:	Yes
Restrictions:	Yes						

General InformationRoom Dimensions

Living Room Size:	20.6x18	Kitchen Size:	6x16.2	Dining Room Size:	L.Rm Combo
Dining Area:	Living/Dining Room Combination, Kitchen/Dining Room Combination	Bonus Room Size:		Rec. Room Size:	
Master Bedroom Size:	20.11x13.7	Bedroom 2 Size:	15.8x9.8	Bedroom 3 Size:	
Bedroom 4 Size:		Bedroom 5 Size:		Other Rooms:	Extra Storage, Laundry/Utility

Features

Type:	Condominium	Style:	High Rise
Construction:	Brick	View:	City View
Parking:	Designated Parking	Fuel:	Electric
Heat:	Central	Cooling:	Central
Amenities:	Extra Storage, Elevator, Security	Association Fees Include:	Security, Trash Collection, Pest Contract, Building Exterior, Association Insurance
Miscellaneous Features:	Washer/Dryer Connections, Walk-in Closets, Cable TV, Insulated Windows, Balcony	Equipment:	Smoke Detector, Disposal, Microwave, Range/Oven, Dishwasher

Additional Information

Public Remarks: Perfectly situated between vibrant Downtown & UT with the World's Fair Park at your doorstep. Contemporary new loft in historic Chocolate Factory. Granite countertops, hardwood, exposed beams & brick, stainless appliances, private patio, parking & storage. Offered for assignment. Price incl. deeded parking space (\$12K) and deeded 6x12 storage unit (\$5K). Sqft provided by architect is an estimate & incl. 54sf balcony.

Directions: From I-40 take Henley Street exit toward downtown. From Henley Street, take immediate right onto Clinch Avenue. Pass Convention Center on left and Holiday Inn on right. Cross over World's Fair Park. Candy Factory Lofts are located in "Chocolate Factory" building on right.

INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED