



**Address, Full:** 402 S. Gay Street, #403, Knoxville, 37902  
**Block #:**  
**Status:** Active  
**Area:** (1) Knox County  
**List Price:** \$399,500  
**Legal Description:** The Gallery Lofts  
**Subdivision:** The Gallery Lofts  
**# of Units:** 13  
**Fee Monthly/Quarterly/Annually:** M  
**City Tax:** \$0

**Lot #:**  
**UNIT #:** 403  
**Listing #:** 527079  
**Sub Area:** (101) Center City  
**Property ID:**  
**Lot Size:**  
**Position of Unit:** 4th fl penths  
**Condo Assoc. Fee:** 195  
**City/County Code:** 1  
**County Tax:** \$0

Building

#### General Information

<b>Rooms:</b> 5	<b>Bedrooms:</b> 2	<b>Baths, Full:</b> 2	<b>Baths, Half:</b> 0
<b>Square Feet:</b> 1975	<b>Upper Lev. Sq. Ft.:</b> 135	<b>Main Lev. Sq. Ft.:</b> 1500	<b>Lower Lev. Sq. Ft.:</b> 0
<b>Age:</b> 888	<b>Fireplace:</b> NONE	<b>Floors:</b> Slate, Hardwood, Carpet	<b>Site Built:</b> Yes
<b>Restrictions:</b> Yes			

#### Room Dimensions

<b>Living Room Size:</b>	<b>Kitchen Size:</b>	<b>Dining Room Size:</b>
<b>Dining Area:</b> Breakfast Bar, Living/Dining Room Combination, Kitchen/Dining Room Combination	<b>Bonus Room Size:</b>	<b>Rec. Room Size:</b>
<b>Master Bedroom Size:</b>	<b>Bedroom 2 Size:</b>	<b>Bedroom 3 Size:</b>
<b>Bedroom 4 Size:</b>	<b>Bedroom 5 Size:</b>	<b>Other Rooms:</b> Den/Study, Laundry/Utility

#### Features

<b>Type:</b> Condominium	<b>Style:</b> High Rise
<b>Construction:</b> Frame/Brick	<b>View:</b> City View
<b>Parking:</b> Other	<b>Fuel:</b> Electric
<b>Heat:</b> Heat Pump, Central	<b>Cooling:</b> Ceiling Fans, Central
<b>Amenities:</b> Other, Elevator, Security	<b>Association Fees Include:</b> All Amenities, Security, Pest Contract, Grounds Maintenance, Building Exterior, Association Insurance
<b>Miscellaneous Features:</b> Cathedral Ceilings, Washer/Dryer Connections, Walk-in Closets, Cable TV, Insulated Windows, Deck	<b>Equipment:</b> Other, Smoke Detector, Dryer, Washer, Disposal, Microwave, Refrigerator, Range/Oven, Dishwasher

#### Additional Information

**Public Remarks:** Discover the fine art of downtown living at downtown's newest luxury development. Located above Mast General Store on vibrant Gay St, just steps from Market Square & the Theater District. Now pre-selling for an early'07 completion. Exquisite one & three-story condos from 1100 - 3700sf. Features include stainless appliances, granite countertops, hardwood & slate floors & dramatic architectural details. Square footage provided by developer is an estimate & is not guaranteed -- includes rooftop deck. Taxes TBD.

**Directions:** The Gallery Lofts is situated above Mast General Store at the intersection of Wall Avenue and Gay Street, one block south of Summit Hill Drive. Parking available in Market Square Garage, which may be accessed from Wall Avenue or Walnut Street. Night and weekend parking is free to the public. Downtown residents are offered reduced parking rates for monthly parking permits in city-managed garages.

**INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED**