IMPORTANT PROPERTY INFORMATION

Sold With Sinclair Real Estate Group | Wallace Real Estate

Field	Information
Property Address	12207 Mallard Bay Dr, Knoxville, TN 37922
Homeowners Association?	☑ Yes ☐ No ☐ Mandatory ☐ Voluntary
HOA Name	Mallard Bay HOA
HOA Amount / Frequency	$ 650 ☐ Monthly ☐ Quarterly ☑ Annual
HOA Contact / Phone / Email	Realty Resource (865) 584-9099
HOA Fees Cover	Amenities and Property Management Company
Transfer / Initiation / Other Fees	
Special Assessments?	☐ Yes ☐ No Amount / Details:
HOA Amenities / Restrictions	Boat Ramp, Sidewalks, Lake/Water Access, Architect Restricted

Item	Information
Builder / Architect	Chuck Atkins and Joe Houck
Current Home Warranty?	☐ Yes ☐ No Provider:
Termite Contract?	☑ Yes ☐ No Provider: Honor Guard - paid through 2032
Other Transferable Warranties	
Sewer	☑ City Sewer ☐ Septic
Irrigation System	☑ Yes ☐ No Provide Bell Irrigation Company
Fireplace(s) 2	☐ N/A ☑ Gas ☑ Wood-burning ☐ Electric Inside is gas with electric switch, outside is wood burning

Utility / Service	Provider	Average Monthly Cost
Electric	LCUB	$
Water	First Utility District	$
Natural Gas	KUB	$
Propane		$
Internet / Cable	TDS	$
Trash	Waste Management	$
Security / Monitoring	ADT	$
Other:		$

Item	Age / Year Installed	Condition / Notes
Roof	2011	New roof & flashing installed in 2011/2012 after hail storm
HVAC	2020 & 2018	Upstairs in 2020 and Downstairs in 2018
HVAC (additional units)		
Water Heater	Navian 2016	☐ Tank ☑ Tankless ☑ Gas ☐ Electric
Generator		☐ Whole-house ☐ Portable
Water Softener / Filtration	Perfect Water 2018	☑ Owned ☐ Rented ☐ Reverse Osmosis
Septic System (if applicable)		Last inspection:
Windows	2005	Jen-Weld - 2 new windows in bedroom in top of stairs in 2026
Dishwasher	2018	New as part of kitchen remodel
Microwave	2022	New as part of kitchen remodel
Washer		Included? ☐ Yes ☑ No ☐ Negotiable
Dryer		Included? ☐ Yes ☑ No ☐ Negotiable
Refrigerator		Included? ☐ Yes ☑ No ☐ Negotiable
Other:		

UPGRADES, UPDATES & FEATURES

Please list all upgrades, renovations, recent improvements, special features, and items of interest to a prospective buyer:

Master bathroom updated 2021-2022, new garage door openers 2021, house exterior painted in 2021, kitchen remodel 2018

pool and pavilion installed in 2018, new pool filtration capsule with larger filters (4) 2026, new pool robot vacuum 2026,

new pavilion fridge 2025

**Information deemed reliable but not guaranteed. Buyer responsible for verifying all information.*