

# 1316 OLD WEST POINT RD

SMITHVILLE, TN 37166 | MLS #: 2600400

**\$250,000** | 3 BEDS | 2 BATHROOMS | 1512 SQUARE FEET



View Online: <http://www.viewlisting.info/118530>  
For Instant Photos: Text 217849 To 626-671-4061

Move in ready! Cozy and well-cared for home ready for you situated on 2.56 acres. Look out onto a lovely view of mature trees and open field where many deer graze. High quality windows installed in 2021. AC unit just over one year old installed in 2022. Updated landscaping in front with gutter drainage system installed. Laminate or vinyl floors throughout. Natural gas cast iron fireplace, stove, water heater, and dryer. City water, but a well is on the property. Just 8 minutes to town and 8 minutes to Sligo marina, country life at its finest. Don't let this one pass you by, schedule a viewing today! Washing machine, gas clothes drier, refrigerator and metal carport included in sale. Shed and camper not included.



MLS link: <https://go.realtracs.com/15Gi16Z> Picture of boundary lines is approximate.

Contact me with any questions at 615-400-0670

- Over 2 1/2 Acres
- 1512 Square Feet
- Minutes from downtown Smithville TN
- Minutes from Sligo Resort Marina
- 3 Bedroom 2 Bathrooms
- Metal Roof
- Metal Carport
- Ventless gas fireplace



## AGENT INFORMATION

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## ABOUT BRIAN MYERS

Hi, I'm Brian Myers Fathom Realty TN LLC and I'd like to make your home buying or selling experience as pleasant as possible. Please contact me with any question you may have regarding real estate in Middle TN at 615-400-0670

- Thanks,  
Brian Myers 615-400-0670
- Resources: <https://linktr.ee/choosebrian>
- Fathom Realty ...

□ □ Disclaimer: All information deemed reliable but not guaranteed.