

# Bedrooms:	3	SqFt - Total (Aprox):	1,056
Baths - Full:	1	Tax Map:	0001k-011
Baths - 1/2:	0	Year Built:	1962
City:	Rossville	Aprx. Acres:	0.16
County:	Catoosa	Deed Book:	2007
Lot Size Dimensions:	68X100	Deed Page:	531
Subdivision:	Alder Garden	Taxes:	774.04
Elementary School:	Westside Elementary	Property Sub-Type:	Residential
Middle School:	Lakeview Middle	Auction:	No
High School:	Lakeview-Ft. Oglethorpe		



Directions: From I-75 going south, take E Ridge exit, turn left on Mack Smith, Right on Steele RD, right on Lakeview Dr, then almost an immediate right on Old Lakeview, then right on Alder, 1st house on left
Legal Desc: PART LOTS 17-20 BLK B ALDER GARDEN LANDLOT: 22 LANDDIST: 9

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions
SqFt - Total (Aprox): 1,056			# of Rooms: 6					
Appliances: Dishwasher; Electric Range - Free Standing; Microwave; Refrigerator			# Fireplace: 0					
HOA Fee: 0 HOA Frequency: Not Applicable			Garage/Parking: 1 Car Carport; Detached; Off Street Parking					
55+ Community No			Heating: Central; Electric; Gas					
Bed/Bath: Master on Main Level; Tub/Shower Combo			Home Warranty No					
Basement: None			Interior: Laundry Closet; Washer & Dryer Hookup					
Builders Warranty No			Lot Description: Level					
Community Features: None			Possession: Day of Closing					
Cooling: Central; Electric			Roofing: Asphalt; Shingle					
Dining: Combined w/Kitchen			Water/Sewer: On Sewer					
Description: 1 Level; Site Built			Windows: Vinyl					
Exterior Features: Fence; Out Building; Porch Screened								
Exterior: Vinyl Siding								
Floors: Carpet; Hardwood Engineered								
Foundation: Block								
Utilities: Electric Lines/Above Ground								
Financing Available: Cash; Conventional; FHA								
Personal Interest: Personal Interest or Owner/Agent: No								

Public Remarks: This pretty home located in the Catoosa County side of Rossville has a lot of charm. The home is move-in ready. This would make a great home for just about anybody. It would be a good starter home or a great place to retire. The home has a roof and HVAC that have recently been replaced, just a few years old. The home has been beautifully painted on the inside and the stainless steel appliances aren't very old. The screened-in porch is a perfect spot to enjoy your morning coffee or sit in the shade out of the sun. The home has 2 driveways for plenty of off-street parking as well. Also outside there is a nice outbuilding and also a carport that is great for keeping your car out of the weather or park your boat or camper. You don't want to miss out on this home. With very few homes on the market under 200k that are ready to move-in, this home won't last long. Call the listing agent today for your private showing. It won't last long. After selling the first day, the house is BACK ON THE MARKET BECAUSE THE BUYERS FINANCING FELL THROUGH.

Listing Price:	\$199,900	Financing Available:	Cash; Conventional; FHA	Co-op Agent Commission:	3%
				Sold Date:	04/17/2023
				Sold Price:	\$199,900
				Type of Sale:	Home Owner

Presented by:
Lorraine Guse
Property Rush, LLC

Primary: 480-620-6361
Mobile: 480-620-6361
Office: 423-602-7874
lori@propertyspot.com

Information is deemed reliable but not guaranteed. Buyer should verify any information of concern, including but not limited to schools and square footage. © 2023 MLS and FBS.

Prepared by Lorraine Guse on Wednesday, May 17, 2023 11:35 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Bedrooms: 3
Baths - Full: 1
Baths - 1/2: 0
City: Rossville
County: Catoosa
Lot Size: 104X120
Dimensions:
Subdivision: Lakeview
Elementary School: Cloud Springs Elementary

SqFt - Total (Aprox): 1,240
Tax Map: 0001e-109
Year Built: 1945
Aprx. Acres: 0.29
Deed Book: 2254
Deed Page: 265
Taxes: 481
Property Sub-Type: Residential
Auction: No



Middle School: Lakeview Middle
High School: Lakeview-Ft. Oglethorpe
Directions: From Cloud Springs Rd toward Rossville, Ft Oglethorpe, Turn right onto Lakeview Dr. Turn L on Nason St, Turn L on Hudson St. Destination on Left.
Legal Desc: Lots 12, 13 Lakeview Landlot: 12 Landdist: 9

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions
Dining Room	First		Bedroom	First		Full Bathroom	First	
Kitchen	First		Bedroom	First				
Living Room	First		Laundry	First				

SqFt - Total (Aprox): 1,240

of Rooms: 8

Appliances: Dishwasher; Electric Range - Free Standing; Microwave

HOA Fee: 0 **HOA Frequency:** Not Applicable

55+ Community: No

Bed/Bath: Master on Main Level; Tub/Shower Combo

Basement: Crawl Space

Builders Warranty: No

Cooling: Central

Dining: Separate Dining Room

Description: 1 Level; Site Built

Exterior Features: Fence; Out Building; Porch Covered

Exterior: Masonry; Vinyl Siding

Floors: Vinyl

Foundation: Stone/Masonry

Utilities: Cable Lines/Above Ground

Financing Available: Cash; Conventional; FHA; VA

Personal Interest: Personal Interest or Owner/Agent: No

Fireplace: 1

Garage/Parking: Off Street Parking

Heating: Central

Home Warranty: No

Interior: Washer & Dryer Hookup

Possession: Day of Closing

Roofing: Metal

Water/Sewer: On Sewer

Public Remarks: Welcome to 97 Hudson. This updated 3 bedroom, 1 bath home is located just minutes to Ft Oglethorpe and Downtown Chattanooga. Step inside to brand new flooring and fresh neutral paint throughout. The living room is welcoming. The dining room is perfect for entertaining. The kitchen has brand new stainless appliances. There are 3 bedrooms, 1 full bath and laundry room on 1 level. There is a storage building for extra storage space. The kids and pets will love to run and play in the fenced-in yard. Don't miss this one, make your appointment for your private showing today!

Listing Price:	\$179,900	Financing Available:	Cash; Conventional; FHA; VA	Co-op Agent Commission:	3%
				Sold Date:	03/28/2023
				Sold Price:	\$193,000
				Type of Sale:	Investor

Presented by:

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Single Family Closed

Public Report

805 Lynn Ln, Rossville, GA 30741

MLS #: 1369480

LP: \$190,000

SP: \$188,000

Bedrooms: 3
Baths - Full: 1
Baths - 1/2: 0
City: Rossville
County: Walker
Lot Size: 100X135
Dimensions:
Subdivision: Spencer Hills
Elementary School: Stone Creek Elementary
Middle School: Rossville Middle
High School: Ridgeland High School
Directions: From Battlefield Pkwy West, turn at Happy Valley Road; Turn left onto Wilson Rd; Turn left on Shelly Ln; Shelly becomes Lynn Ln; Home is on left with sign in yard.
Legal Desc: LOT 36 SPENCER HILLS LANDLOT: 42 LANDDIST: 9/4



Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions
Master Bedroom	First		Laundry	First		Bathroom 2	First	
Dining Room	First					Bathroom 3	First	
Kitchen	First					Full Bathroom	First	
Living Room	First							

SqFt - Total (Aprox): 1,100**# of Rooms:** 7

Appliances: Dishwasher; Electric Range - Free Standing; Microwave; Refrigerator; Water Heater - Electric
HOA Fee: 0 **HOA Frequency:** Not Applicable

55+ Community: No

Bed/Bath: Master on Main Level; Tub/Shower Combo

Basement: Crawl Space

Builders Warranty: No

Community Features: Platted Subdivision

Cooling: Central; Electric

Dining: Combined w/Living; Separate Dining Room

Description: 1 Level

Exterior Features: Out Building; Patio/Deck; Porch

Equipment: Smoke Detector

Exterior: Vinyl Siding

Floors: Hardwood Solid; Linoleum

Foundation: Block

Utilities: Cable Lines/Above Ground; Electric Lines/Above Ground; Telephone Lines/Above Ground

Financing Available: Cash; Conventional

Personal Interest: Personal Interest or Owner/Agent: No

Fireplace: 0

Garage/Parking: 1 Car Carport; Attached; Main Level

Heating: Central; Electric

Home Warranty: No

Interior: Laundry Room; Washer & Dryer Hookup

Lot Description: Level

Possession: Day of Closing

Roofing: Shingle

Water/Sewer: On Sewer; Public Water

Windows: Aluminum

Public Remarks: OPEN HOUSE Sunday, 2/26, from 2-4 p.m. Lovely & well maintained one owner home that's nestled in the heart of Rossville, GA, and is very convenient to shopping, restaurants & I-24. This Seller has raised her family here & has truly cared for this home. In 2003, the hardwood floors were refinished & are still in great condition. There was a laundry room upgrade done in 2006. The entire home was rewired in 2003. There's nothing to do, but move in & enjoy. The kitchen appliances & washer/dryer will remain. As a bonus, the home sits on an extra level lot with outbuilding. There is a carport, and additional paved parking on the side. Downtown Chattanooga is just minutes away with nearby hospitals & all the amenities of urban life! Fort Oglethorpe, Chickamauga & Dalton, GA are a just a short drive too. The home & location are a winning combination! Come see for yourself.

Listing Price:	\$190,000	Financing Available:	Cash; Conventional	Co-op Agent Commission:	2.5%
				Sold Date:	04/07/2023
				Sold Price:	\$188,000
				Type of Sale:	Home Owner

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