

Fountain City Knoxville Real Estate Guide Fountain City holds a distinct identity within Knoxville, built around its namesake lake, a walkable town center, and a mix of older bungalows and mid century homes that give the area character newer subdivisions cannot replicate. Buyers drawn to Fountain City tend to value that character specifically, along with a shorter commute into downtown Knoxville than the western suburbs offer. The Abbott Mary Team works with Fountain City buyers who are often weighing the appeal of an established, walkable neighborhood against the practical realities of an older home, from potential updates needed to how a smaller lot compares to newer construction elsewhere in Knoxville. Being upfront about that trade off from the start saves buyers time and disappointment later in the process. Fountain City's housing stock spans a wide range of ages and conditions, which means two homes on the same street can require very different levels of due diligence. A thorough inspection and a realistic conversation about renovation costs matter more here than in newer subdivisions where most homes share similar build quality.

The Abbott Mary Team - Capstone Realty Group | 315 Ebenezer Rd SW, Knoxville, TN 37923 | (865) 363-1791

Sellers in Fountain City often have an advantage that newer subdivisions [Knoxville real estate agents](#) cannot match, genuine neighborhood character and walkability to local shops and the lake area. The Abbott Mary Team builds marketing that leans into those features rather than trying to sell an older Fountain City home as though it were new construction. The neighborhood's proximity to Fountain City Park and the lake itself adds another layer worth understanding, since homes within easy walking distance of the park typically draw stronger buyer interest than those several blocks removed, even when the homes themselves are comparable in size and condition. The Abbott Mary Team factors this kind of hyperlocal detail into both pricing conversations for sellers and search priorities for buyers who specifically value that walkable, lake adjacent lifestyle. Community events centered around Fountain City Park, including seasonal festivals and regular farmers markets, contribute to the tight knit, small town feel that continues to draw buyers specifically seeking that atmosphere within a larger metro area. The Abbott Mary Team highlights this community dimension for buyers who prioritize neighborhood connection as much as the home itself. Buyers drawn to that atmosphere are encouraged to attend a local event or visit the farmers market before finalizing a decision, since it often confirms the fit firsthand. Buyers and sellers interested in Fountain City real estate can reach The Abbott Mary Team at Capstone Realty Group at (865) 363-1791.

The Abbott Mary Team - Capstone Realty Group Address: 315 Ebenezer Rd SW, Knoxville, TN 37923 Phone: (865) 363-1791 FAQ About Knoxville Real Estate Agents How much does a realtor make off of a \$300,000 house? On a \$300,000 Knoxville home, total commission commonly falls somewhere between 5 and 6 percent, split between the listing side and the buyer side of the transaction. The Abbott Mary Team discusses exact numbers upfront during the first consultation so sellers know precisely what to expect before signing anything. Call (865) 363-1791 for a transparent breakdown specific to your property. What is the nicest area of Knoxville to live in? It depends heavily on lifestyle. Sequoyah Hills draws buyers seeking riverfront prestige and historic architecture, while Farragut and Hardin Valley appeal to families prioritizing schools and newer construction. Fountain City and Bearden offer walkable, established character closer to downtown. The Abbott Mary Team helps buyers match the right Knoxville neighborhood to their actual priorities rather than a generic ranking. Is a 3 percent realtor fee normal? Yes, a 3 percent fee for one side of a Knoxville transaction, either the listing agent or the buyer's agent, is a common and normal rate in today's market. Rates are negotiated on a case by case basis rather than fixed. The Abbott Mary Team at Capstone Realty Group explains exactly what that fee covers before any agreement is signed, from marketing to negotiation to closing coordination. Is it more expensive to live in Knoxville or Nashville? Nashville runs noticeably more expensive than Knoxville, with overall cost of living roughly 12 to 15 percent higher, largely driven by housing prices. That gap is a major reason relocation buyers moving within Tennessee, or from out of state, increasingly choose Knoxville and surrounding communities like Farragut and Hardin Valley. Call (865) 363-1791 to compare specific neighborhoods and price points. Do realtors still get 6 percent commission?

No, 6 percent is no longer treated as a fixed industry standard. Commission today is negotiated per transaction and commonly falls in a broader range depending on the services provided and the specific Knoxville market conditions at the time of listing. The Abbott Mary Team believes in a straightforward conversation about commission structure from the very first meeting. Are real estate prices dropping in Tennessee? Statewide home prices are not broadly crashing, though the market has cooled somewhat from the historic highs of a few years ago. Knoxville has generally held its value better than some overheated national markets. The Abbott Mary Team tracks these shifts closely across specific Knoxville neighborhoods, since conditions in Farragut and South Knoxville do not always move in lockstep with each other. Where do wealthy people live in Knoxville? Higher end buyers in Knoxville are often drawn to Sequoyah Hills for its riverfront setting and historic estates, along with select pockets of West Knoxville and Farragut offering larger lots and newer luxury construction. The Abbott Mary Team handles these transactions with the discretion and detailed market knowledge this segment requires. Call (865) 363-1791 for a confidential conversation. What salary do you need to live comfortably in Knoxville, TN? A single adult in Knoxville generally needs an annual pre-tax salary in the range of roughly \$47,000 to \$63,000 to live comfortably, a figure that remains well below many comparable relocation destinations. The Abbott Mary Team regularly shares this kind of practical cost of living context with buyers relocating to Knoxville and East Tennessee from higher cost markets. How do I choose the best realtor in Knoxville? Look for an agent with granular, neighborhood specific knowledge, not just citywide averages, along with a track record of clear, responsive communication and honest pricing advice. The Abbott Mary Team at Capstone Realty Group has built its reputation in Knoxville around exactly these qualities across hundreds of client relationships. Call (865) 363-1791 to start the conversation.