

2508 Lake Dweller Lane, Hixson, TN 37343

OFF MARKET- UNREPRESENTED SELLER

Asking Price: \$500,000
After Repair Market Value (ARV): \$675,000
Rehab Estimate: \$75,000

LINK TO EXPIRE LISTING / PHOTOS

<https://my.flexmls.com/kristenhardy/search/shared links/Ceamw/listings/20241025202647977471000000>

2508 Lake Dweller Lane

Hixson, TN 37343

#1502476 Expired

Next Open Hou...

Living A...

Sub Type **Single Family ...**

Beds To

County **Hamilton**

Baths To

Area **County**

Acres

Subdivision **Lake Dweller**

Year Bu

Previous

Next

2508 Lake Dweller Lane

Hixson, TN 37343

\$560,000 4 beds 4 baths 3,539 SF #1502476 Expired

Close

Photos

Description

Location

Listing Details



2508 Lake Dweller Lane 1 / 61

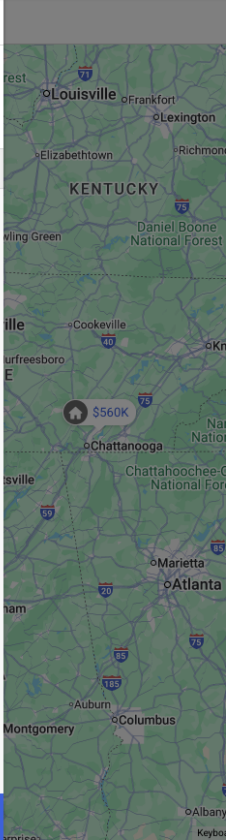


Overview

Share/Save ^

Request a Showing

Contact Agent



Why This Flip Works

Opportunities like this don't come around often. 2508 Lake Dweller Ln offers a rare chance to step into a high-demand Hixson neighborhood at a discounted basis, execute a straightforward cosmetic renovation, and resell at a proven market ARV.

What makes this deal stand out:

- **Strong Spread:** \$500K purchase, \$75K rehab, \$675K ARV leaves a six-figure gross margin.
- **Local Advantage:** Our vetted Tennessee contracting team has walked the property and can begin immediately, reducing holding time.
- **Market Positioning:** Few 4+ bedroom homes at this size and price point hit the Hixson market. Renovated comparables move quickly.
- **Financing Ready:** Whether you're using your own cash or prefer to leverage capital, we have relationships with reliable hard money and private money lenders who are familiar with projects like this. We can connect you directly so you have pre-structured loan terms in hand before you even start the rehab.

This is a plug-and-play project for an investor looking to flip with confidence, using trusted resources already in place.

Flip Overview

- **Purchase Price:** \$500,000
- **Rehab Estimate:** \$75,000 (from trusted local contracting team)
- **All-In Basis:** \$575,000
- **After Repair Value (ARV):** \$675,000
- **Projected Spread (ARV – All In):** \$100,000
- **Estimated Net Profit (after 8% closing & carry):** ~\$46,000
- **ROI:** ~9% net return on invested capital

Highlights

- Custom-built, one-owner home located within walking distance of **Chester Frost Park** with lake access, tennis, and pickleball courts.
- Vaulted living room with exposed beams, wet bar, and a **double-sided fireplace** shared with the oversized primary suite.
- Primary bedroom features **his & her closets, lake-view balcony, and large en-suite bathroom.**

- Finished basement with full kitchen, living room, bedroom, bath, and garage — ideal **in-law suite or short-term rental potential**.
 - **New HVAC, new deck**, and screened-in porch.
 - Solid structure — fully livable today, primed for a cosmetic and modern update.
-

Renovation Notes

- Local and **fully vetted contracting team** available to execute the remodel with tight cost and timeline control.
 - Scope of work focused on cosmetic modernization to unlock full resale value.
 - Team has experience working with out-of-state investors, providing **turnkey rehab-to-resale management**.
-

Property Details

- **Beds/Baths:** 4 beds / 4 baths
 - **Living Area:** 3,539 SF
 - **Lot Size:** 0.62 acres
 - **Year Built:** 1987
 - **Garage:** 2-car attached + full basement garage
 - **Basement:** Finished, private entrance, secondary kitchen
 - **Utilities:** Public water & sewer; updated HVAC
 - **Annual Taxes:** \$1,458.77
-

Market Overview – Hixson, TN

Hixson, just north of Chattanooga, is a growing suburban corridor with strong housing demand and limited supply of modernized 4+ bedroom homes.

- **Demand Drivers:** proximity to downtown Chattanooga, lake access, and regional parks.
 - **Comps:** Most renovated 4-bedroom homes in this size range trade quickly, with ARVs stabilizing around **\$675K**.
 - **Exit Strategy:** Ideal flip for retail resale, but potential also exists as a long-term executive rental or multi-generational property.
-

Next Steps

This opportunity is being offered well below market value with a clear, contractor-backed path to profit. With the home's strong bones and a reliable local contracting team ready to go, this flip presents a **low-risk, execution-focused project** with mid-six-figure ARV upside.

Contact The Morrow-Wargo Group today for details, comps, and contractor introductions for a referral to our trusted source in TN.

Disclosures

- This is an **OFF MARKET deal. No seller representation exists.**
- Investors are responsible for their own due diligence.
- Financial projections are estimates and not guaranteed.
- Buyer agent fees are the responsibility of the buyer.

Property of The Morrow-Wargo Group and Realty ONE Group Supreme — All rights reserved.