



HAPPY HOLLER

1201 N CENTRAL ST

In the heart of Happy Holler, a beautifully renovated historic residential building, once a 1930s grocery store, melds its storied past with modern comforts.

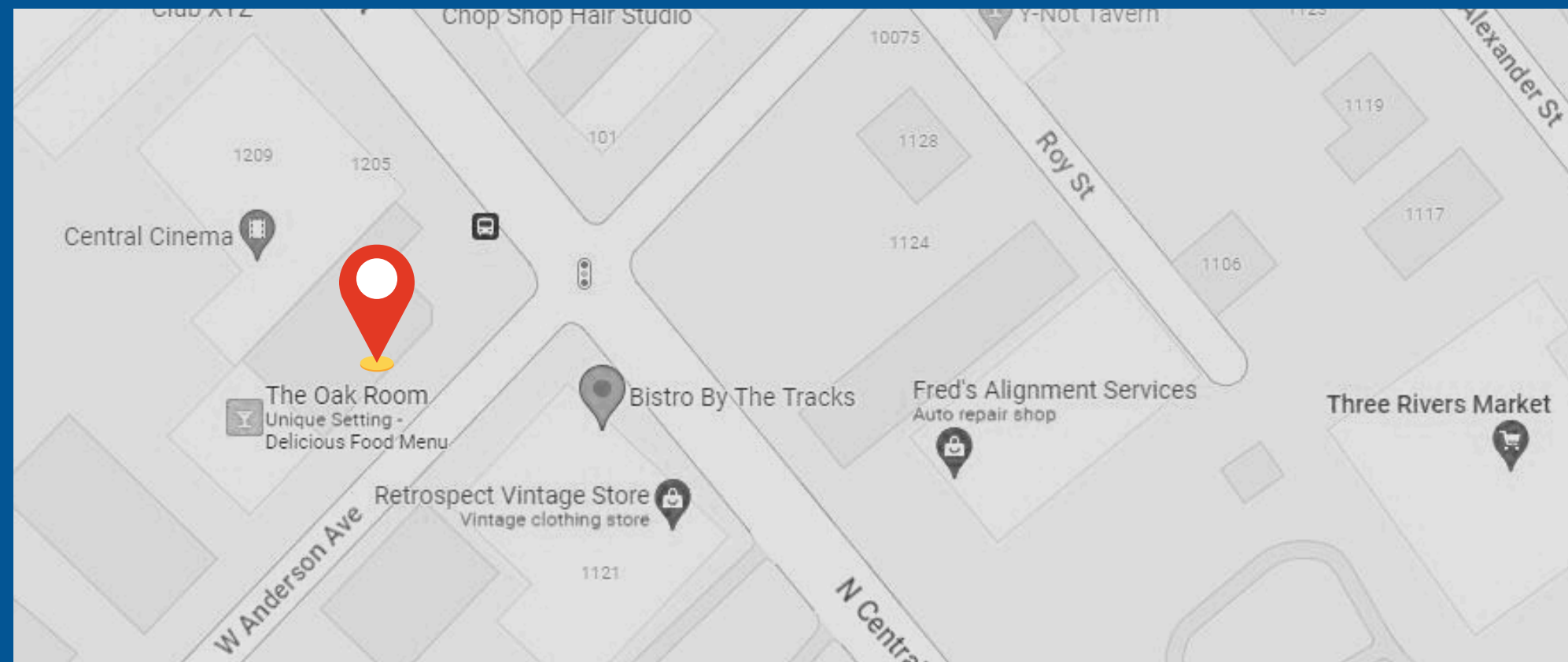
Offering a seamless blend of history and amenities, residents enjoy access to a thriving neighborhood, including restaurants, bars, Three Rivers Market, breweries, and the historic 4th and Gill neighborhood.

This building harmoniously combines preservation and progress, providing a unique living experience where history, culture, and modern comfort coexist beautifully.



LOCATION

1201 North Central Street
Knoxville, TN 37917



Easy access to interstate, KAT, Trolley, and bike routes.

UNITS 1,2,3

PRICE

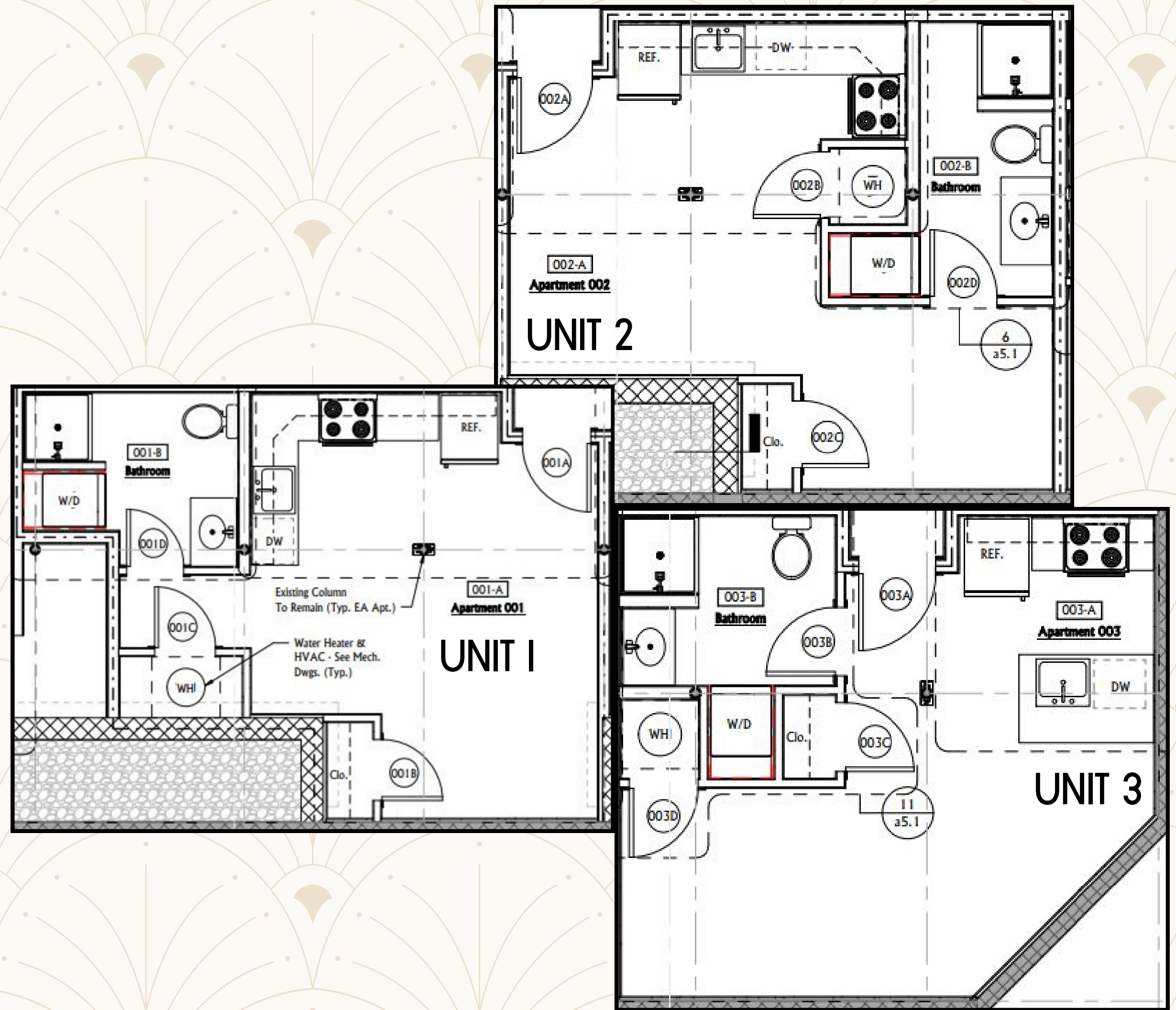
\$1,100.00/month

**does not include any applicable fees*

DETAILS

Studio

425 sq ft



UNIT IO1

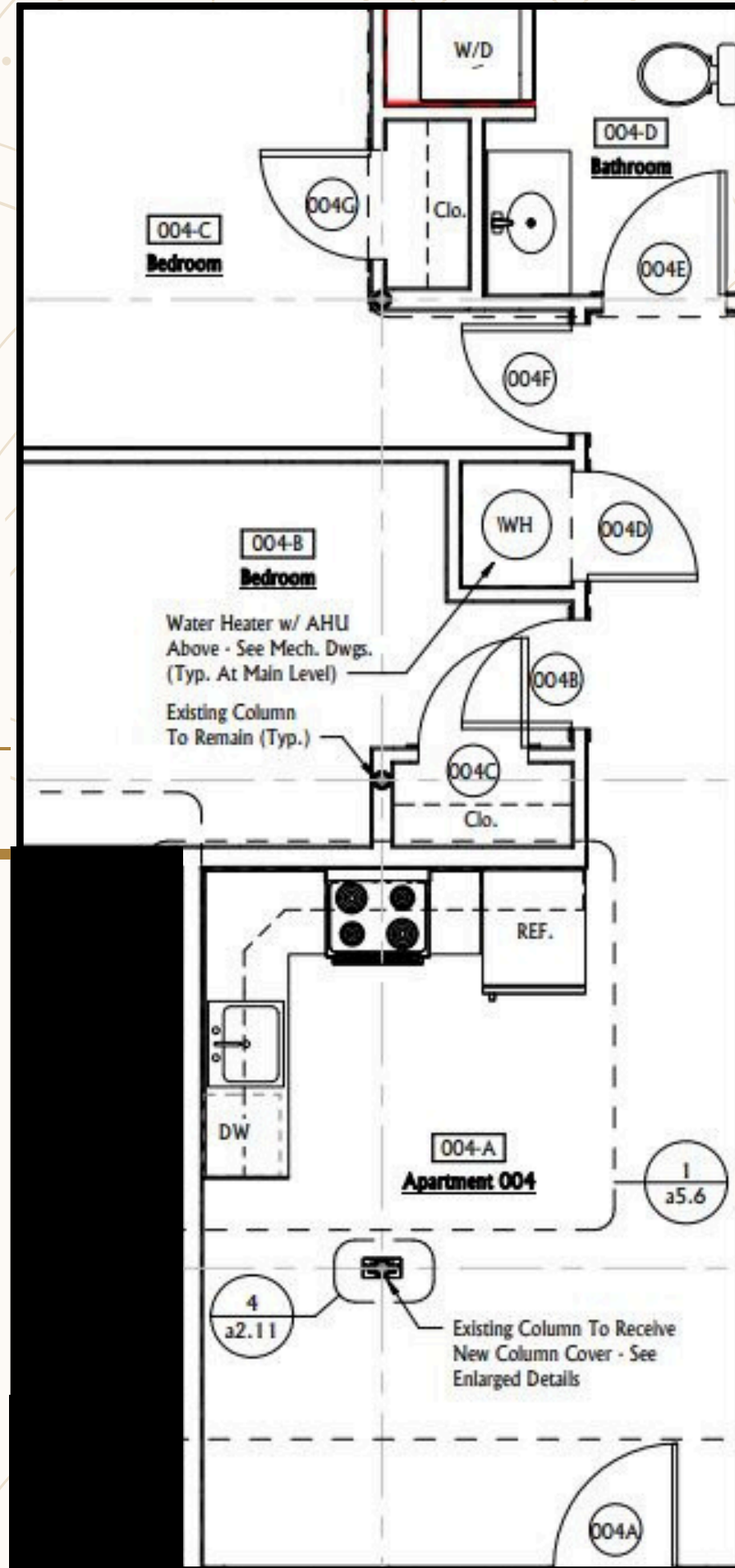
PRICE

\$1,800.00/month

**does not include any applicable fees*

DETAILS

Two bedrooms
One Bathroom
Private Entrance
714 sq ft



UNIT IO2

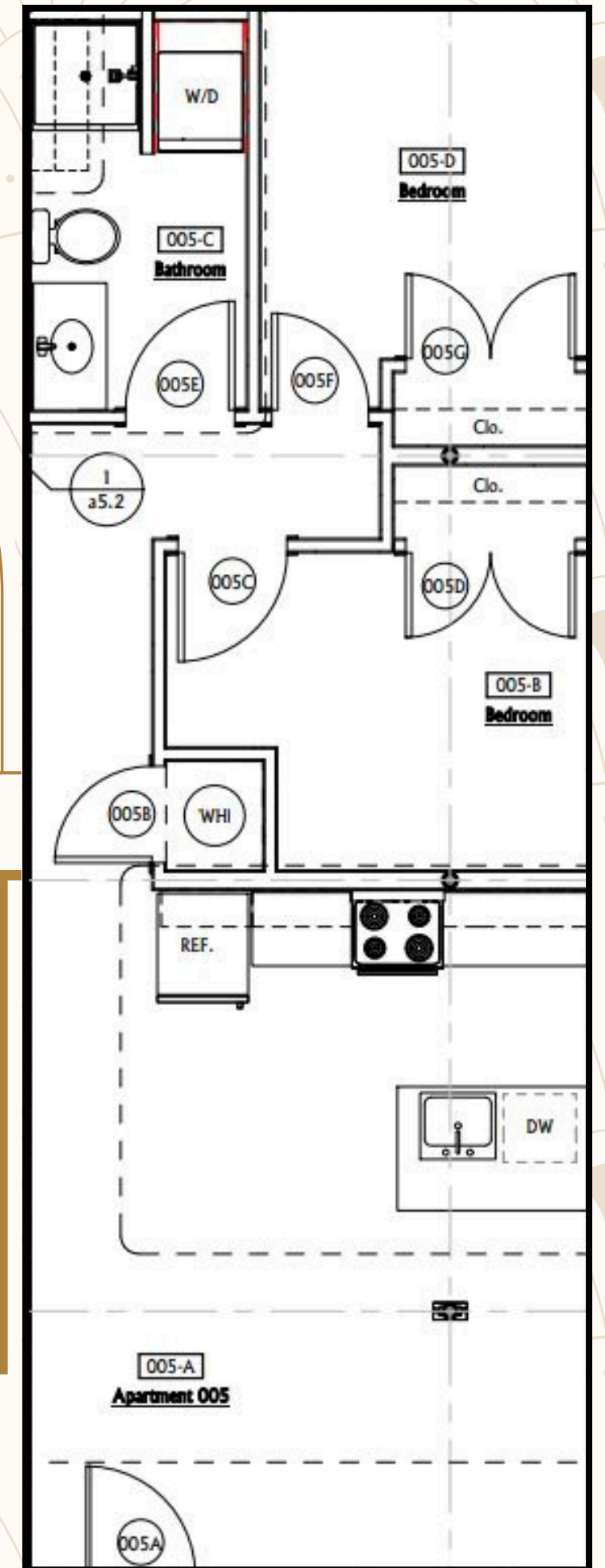
PRICE

\$1,750.00/month

**does not include any applicable fees*

DETAILS

Two bedrooms
One Bathroom
Private Entrance
680 sq ft





101

102

UNIT 201

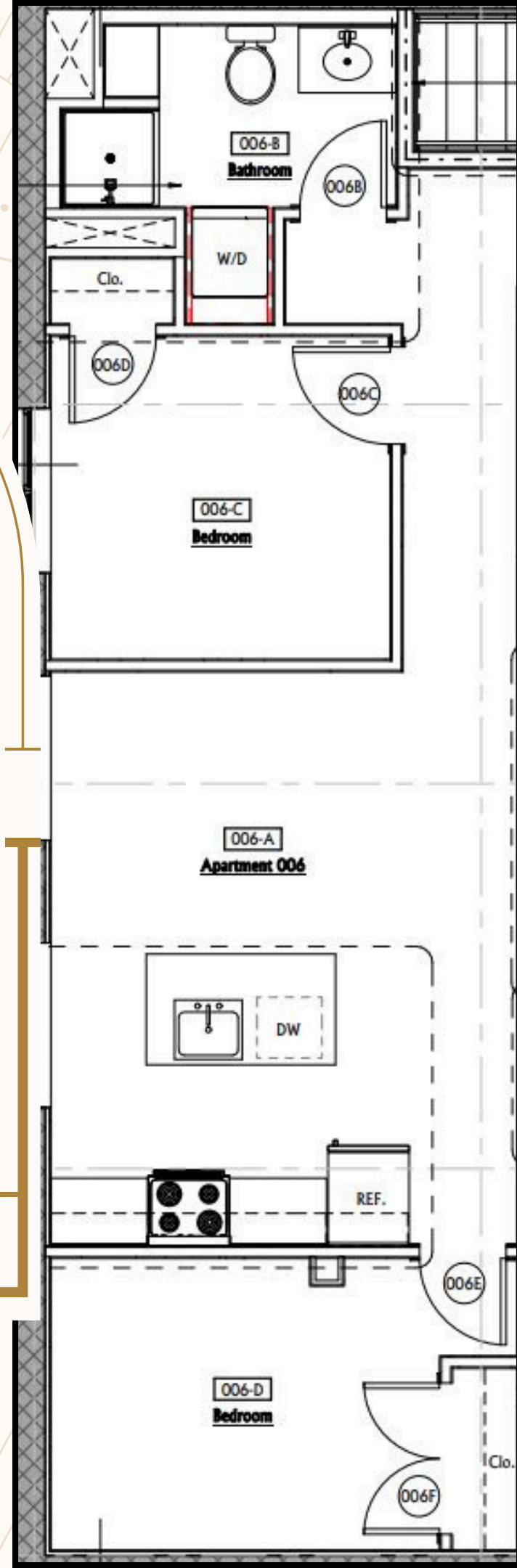
PRICE

request price

**does not include any applicable fees*

DETAILS

Two bedrooms
One Bathroom
699 sq ft



UNIT 202

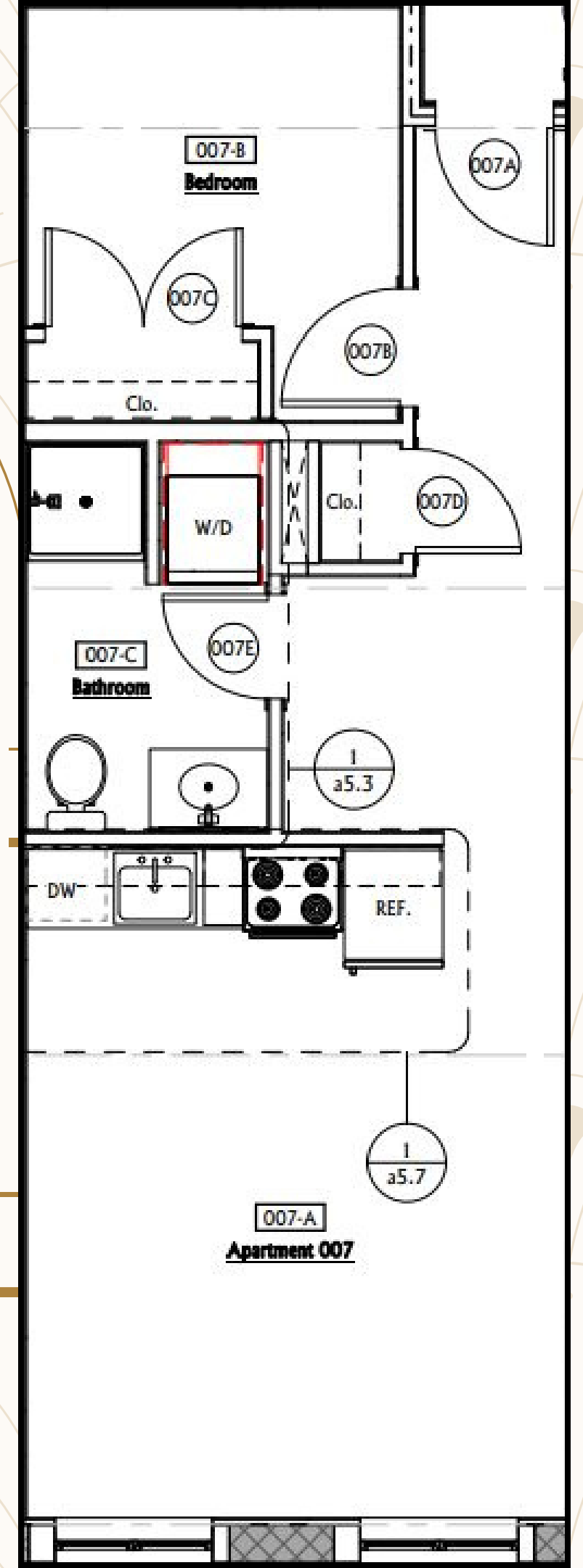
PRICE

request price

**does not include any applicable fees*

DETAILS

One bedroom
One Bathroom
624 sq ft



UNIT 203

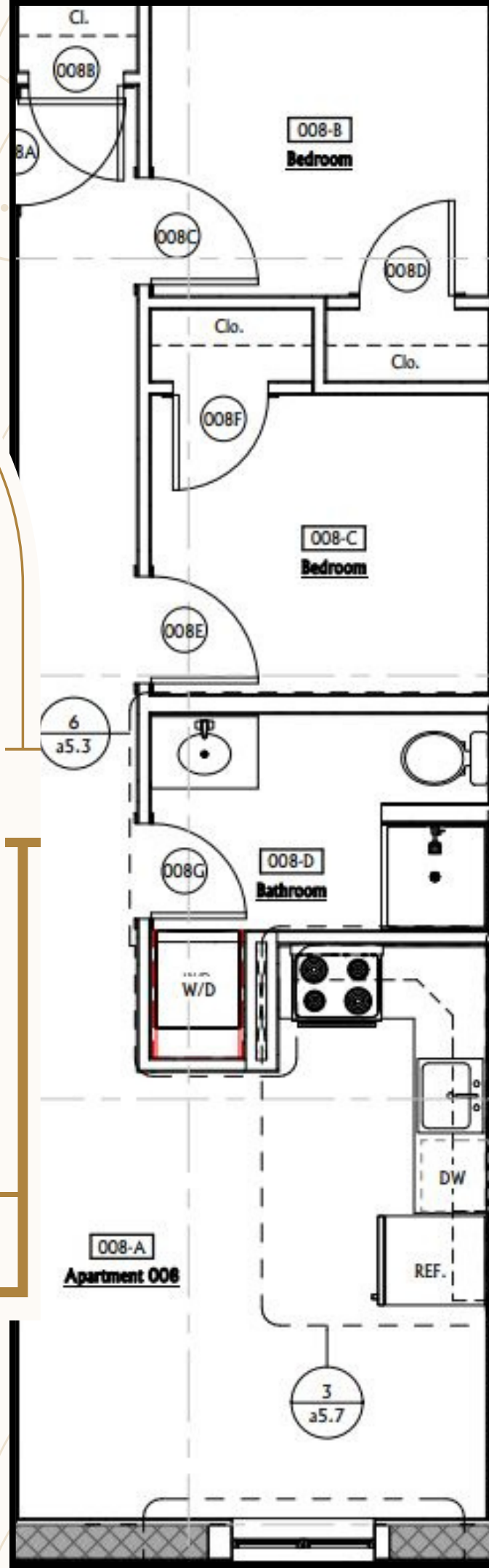
PRICE

request price

**does not include any applicable fees*

DETAILS

Two bedrooms
One Bathroom
620 sq ft



UNIT 204

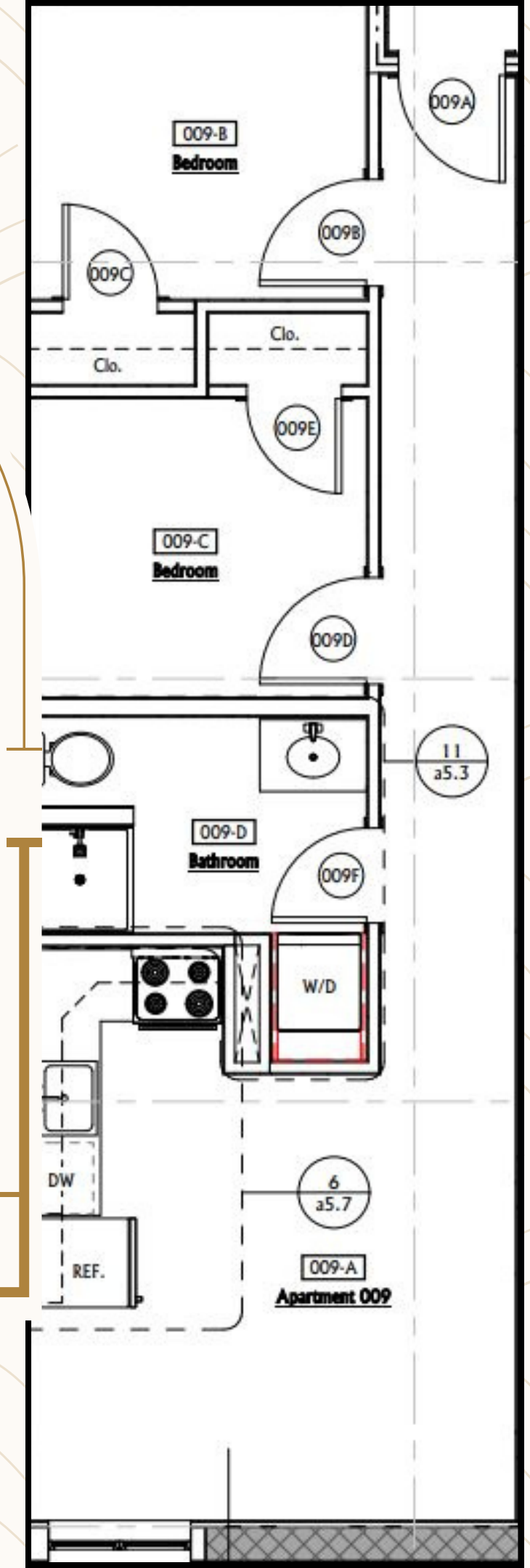
PRICE

request price

**does not include any applicable fees*

DETAILS

Two bedrooms
One Bathroom
Private Entrance
550 sq ft



UNIT 205

PRICE

request price

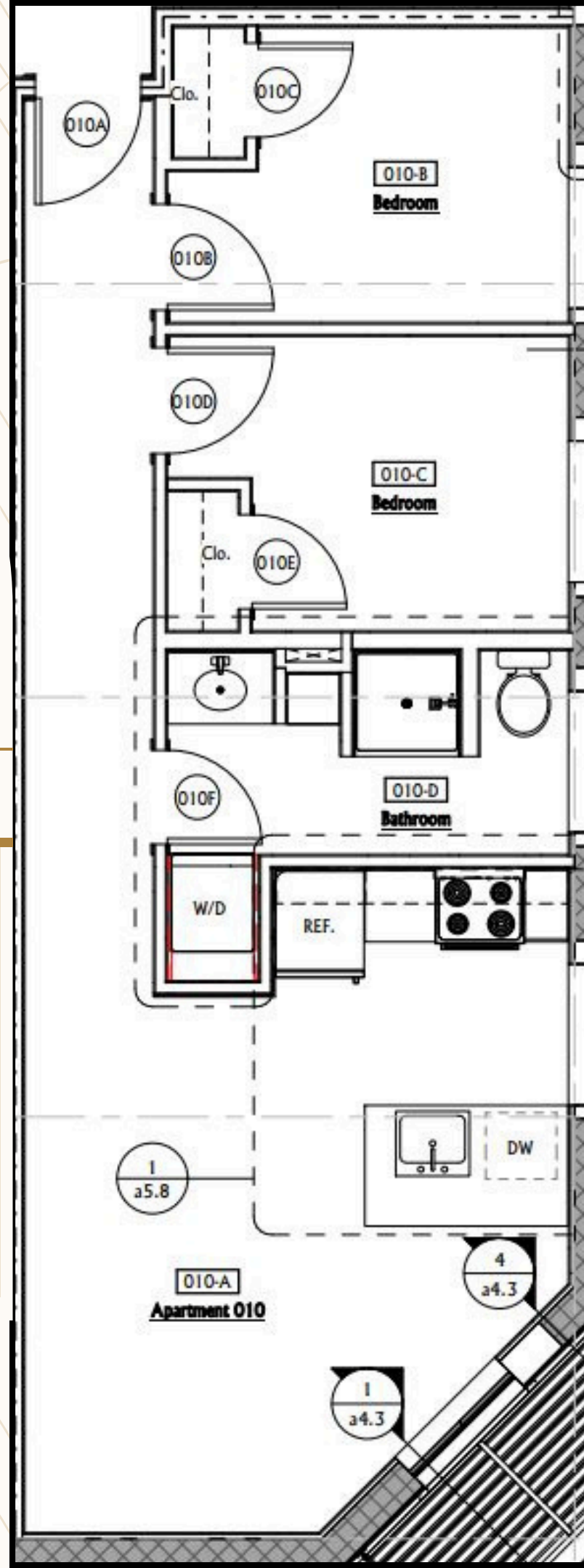
**does not include any applicable fees*

DETAILS

Two bedrooms

One Bathroom

752 sq ft





DETAILS

Stainless Steel Appliances

Original Hardwood Floors

Granite Countertops

Custom Closet Cabinetry

Keyless Entry

Building is Controlled Access

Street Parking

Trash Included

ADDITIONAL FEES

Monthly

Water

-\$35.00/month for studio/one-bedroom units

-\$50.00/month for two-bedroom units

Pet*

-\$25.00/month/pet

**if applicable*

DUE AT LEASE SIGNING

To lease a unit, we will need the following:

- Security Deposit--*one month's rent*
- First Month's Rent--*will be prorated*
- Water Fee
- Application Fee
\$60.00/person
- Cleaning fee
\$200.00 *one-time fee that goes towards cleaning your unit when you move out*
- Pet Deposit* *non-refundable*
\$250.00 *one-time fee*
- Monthly Pet fee*
\$25.00/month/pet
**if applicable*



Happy Holler's aesthetics will closely resemble our 5th Ave Plaza building.

INSIDE YOUR APARTMENT

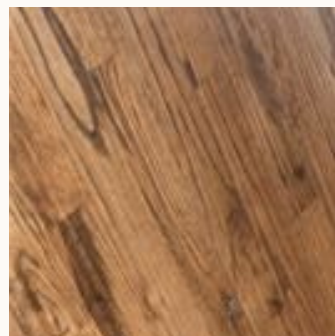
Your new Happy Holler home includes these modern finishes and amenities:



CEILING FANS IN ALL
LIVING & BEDROOM
SPACES



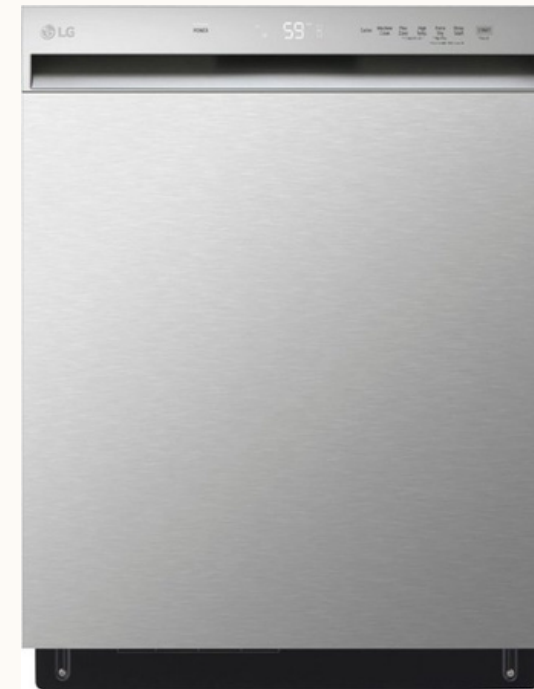
PULL DOWN FAUCET



ORIGINAL REFINISHED
HARDWOOD FLOORS



LG REFRIGERATOR



LG DISHWASHER



LG MICROWAVE



LG RANGE



STACKED LG
WASHER & DRYER



Happy Holler's aesthetics will closely resemble our 5th Ave Plaza building.

