

**853 Tennessee Avenue, Crossville, TN 38555**

**Summary of Features:**

**1/4**

**400 AMP** electrical service.

**ALL WALLS**, including 4-car garage, and floors insulated with Rockwood, which acts as insulation and sound proofing.

**HOERMAN GARAGE DOORS**, made in Germany, Epoxy-made to look like wood, extremely well insulated, quiet Kevlar belt driven openers.

**ALARM SYSTEM**, hardwired with carbon monoxide, smoke detectors, motion detectors and back-up cell phone transmitter.

**ALL SOLID WOOD TRIM** throughout house, painted and stained, all Poplar (hardwood).

**INTERIOR SOLIDE** Wood Doors

**ROUNDED** Corners

**200 Volt CENTRAL VACUUM SYSTEM**, remote controlled with hoses in walls, with attachments, auxiliary display in laundry room.

**CENTRAL SOUND SYSTEM** throughout main level, back porch and garage with volume controls throughout, included Sony digital audio/video control center, purchased November 2010. Also, Sony 5-CD disc changer and Sony DVD player.

**SURROUND SOUND** system set-up with speakers, Yamaha stereo surround sound, DVD/CD player, custom cabinet all inclusive (downstairs).

**ALL COPPER LINES PLUMBING** (K-copper) whole house with hot water return lines and circulating pumps.

**2 GAS FURNACES** with built-in humidifiers and de-humidifiers.

**1" WATER LINE** to house for maximum water pressure.

**ALL TILE** in bathrooms, kitchen and floors are EPOXY (not grout).

**GRINDER PUMP** has largest capacity pump available.

**3" X 3/4" OAK WOOD FLOORS** throughout house.

**2 1/4" X 3/4" OAK WOOD FLOORS** in bedroom above garage.

---

**ARTISAN FIREPLACE** with catalytic converter and with hand hammered wrought iron front.

**COZY HEAT NATURAL GAS FIREPLACE** in master bedroom.

**30 LBS FELT** on roof with 25 year architectural shingles.

**GENERATOR** with automatic activation and shut-off, servicing almost the complete upper floor.

**WATER FILTRATION** system in garage.

**FRONT-LOADER** washer with optional built-in water heater and pedestal.

**FRONT-LOADER** dryer with pedestal.

**CEILINGS** main floor 10', lower level 9'.

**WIRELESS** hook-up and wired for cable and satellite TV, HD included.

**CUSTOM SIZED** true wooden blinds.

**WINDOWS** low-E insulated.

**ALL TOILETS** and most of the sinks are Kohler.

**HALOGEN** track lighting throughout house.

**DESIGNER** lighted dimmers and on/off switches.

**2 HIGHLY EFFICIENT** computerized thermostats for AC and Heat.

**GRANITE** counter tops in kitchen and some bathrooms, all with waterfall edges.

~~**GE Profile** microwave/confection oven.~~

**GE Profile** confection oven.

**GE Profile** warming drawer.

**GE Profile** dishwasher.

**GE Profile** wine cooler.

**GE Profile** built-in 48" double door refrigerator.

**FIVE STAR** Gourmet gas stove and oven with griddle.

**FIVE STAR** air vent with warming lights and heat lamps.

**SELF CLOSING** drawers in kitchen cabinets.

**MIXER** cabinet.

**SLIDE OUT** shelves.

**UNDER CABINET** lighting.

**LOW VOLTAGE** over cabinet lights.

**UNDER CABINET** flat screen TV/CD/Stereo.

**KITCHEN ISLAND** bar stools.

**2 KITCHEN** Lazy Suzans.

**2 APPLIANCE** garages.

**2 LIGHTED** kitchen corner cabinets.

**DOUBLE** Kohler sink in kitchen with matching retractable Kohler faucet.

**DECORA** Hickory kitchen cabinets.

**LIGHTED, COVERED BOAT HOUSE** with electric and water.

**GAZEBO**, site built.

**OVERSIZED** fire pit.

**PARTIALLY VERY OWN** rocked weather creek.

**PROFESSIONAL LOW MAINTENANCE** Landscaping

**7-ZONE AUTOMATIC SPRINKLER** system (water source from lake).

**TIMERS** for outside lights along the house.

**ELECTRIC EXHAUST FANS** with humidity controls in sub basement.

**OVER** 14,000 blocks, approximately 800 yards of concrete and many lengths of 5/8 Rebar in sub basement.

**DRIVEWAY** 6" thick concrete, with 5/8" Rebar crisscrossed every 16".

**GUTTERS** and **DRAINS** plumbed to lake.

**SEVERAL** interlocking retaining walls.

**RIP-RAP** along the approximate 240' shoreline.