

642 Beach Bottom Road Details

Barn:

- 40 x 72 barn
- Seven 12x 14 stalls! Custom heavy-duty steel Dutch doors. There is room for an 8th stall.
- 8 ft overhang on the back. 10 ft overhang on the front. Six turn-outs.
- Wash bay Hot and cold water plus a heater (current hose does not remain)
- Each stall has fan and lights, isles have fans
- Barn office & tack room with heat and air stand-alone Whynter unit with a dehumidifier
- mats in lane does not convey but stall mats do
- LED lighting throughout
- Covered Shavings dump Area
- 3 saddle racks staying rest do not convey

Farm:

- Greenbelt property (agriculture)
- Gated entrance
- 7 total paddocks; 12x18 run-in shed in one paddock and 12x24 run-in shed in another paddock
(Water has not been run to each paddock yet. Hoses used)
- Paved and gravel driveway
- 1-mile loop to trail ride on this property
- 60 x 117 outdoor arena
- Round pen
- Permanent dry lot
- Front yard black aluminum fence
- The 4-car garage has two pedestrian doors.

Shop: 30x40

- \$15,000 renovated shop- gas would need to be reconnected to the propane heater with the heater in the shop to work

RV shed/RV details: 24x32

- Property includes a 2020 Grand Design Momentum G class 29-G
- hookup area with water, septic, and electric connections.
- The 29G is approximately:
 - 33'11" long
 - 2 slide-outs
 - 11' garage
 - Sleeps 6
- can store 500 square bales and a horse trailer without RV
- Lean-to
- Floorplan in attachments

Home & Utilities:

- Approx. 2,002 square feet with custom stair railing from trees around the farm
- Beautiful rock work and tile work throughout the home
- Vaulted ceilings
- Renovated primary suite bath
- DTC Fiber internet
- Middle TN Electric: 2 meters=2 separate bills (The barn and shop have a 240.)
- Wilson Water Authority
- Advanced Propane (tank is owned) for heat. The backup heat source is electric.

The gas line has been installed to the outside of the chimney, but is not connected to the wood-burning fireplace. Owners have not used the chimney to know if it is functioning - Gas stove

- Hot water heater is electric.

- HVAC units: one is a Goodman and one is a Carrier.
- New Anderson windows (\$37,000) various features of sliding open or rolling open
- The basement has a sump pump and a dehumidifier.
- The basement would be a great theater room, bonus room, etc!
- basement is same size as house, currently used for storage