

**1130 Arrowhead Drive
Crossville, TN 38572**

House Features:

Professionally Landscaped with irrigation and concrete curbing
14 SEER Air Conditioner with 90% Efficient Gas Furnace – Lower Floor
14 SEER Heat Pump with Electric Aux. – Bonus Room
Electronic Air Filter on Furnace
Whole House Water Filtration
Reverse Osmosis water in kitchen
All Appliances-Refrigerator, dish washer, washer/dryer, microwave
Glass Electric Cooktop
Gas Fireplace with efficient external combustion air
Central Vacuum with “Hide-A-Hose” system
Security System with high/low temperature alarm for house
Intercom includes Shop building
R45 Ceiling Insulation
Three Skylights (2 in great room-1 in bonus room)
Star wired phone and TV to each room outlet
Paved crawl space for easy access
Trey ceilings in Dining Room, Kitchen, Master Bedroom
Master Bedroom has walk-in closet and walkout deck with power awning
Master Bathroom has jetted tub, double vanity and walk-in shower
Pocket Doors in Dining Room, Powder Room, Laundry Room and Bonus Room
West side of property is fenced with turn around drive and entry to house front door.
Property has many trees planted to provide maximum privacy
Property has entrances off Cochise Court and Arrowhead Drive
All buildings entrance doors are keyed alike for maximum ease and accessibility

*- Gutter Helmet
- Outside perimeter
Security lights*

Shop Building

Building has 220 V wiring, natural gas, water, telephone, and intercom

Building workshop is fully insulated, easy heat and cool, wired with many outlets, workbench, soft floor coverings, work sink, toilet, excellent lighting

Building storage/work area has workbench, full stairs to lighted overhead storage and a temperature activated exhaust fan

Included are 2 electric heating units and a window A/C unit-provides heating/cooling for workshop area

Building has outside water faucet

Building is part of the Security System in the house

Storage Barn

Barn is made from Hardie® Board (cement board) and has a skylight

Barn has electric outlet inside and irrigation for flower beds in front of it

Lake Front

Deck and Dock for a 20 ft. pontoon boat

Deck has electric outlet and water faucet

Small building is for water pump for irrigation system and has an outlet for RV hookup

Misc.

Irrigation water is from the lake for the west yard, back (lake side) yard, flower beds away from the house, including at the Arrowhead Drive entrance. It also supplies water to the separate irrigation system for the landscaping around the house.

Operates off a separate electric meter.