

ADDITIONAL BENEFICIAL & IMPORTANT INFORMATION

833 DUCK CREEK, Sneedville, TN 37869

TWO RV HOOK-UPS water & electric only.

The 1st one is just after the curve as you cross the bridge on the right. You can identify it by the water spicket and the telephone pole where the meter is.

The 2nd one is by the pump house for the well (red roof)

FIBER OPTIC

Installed in the Cabin home. Measurable **speed is 945 MBPS** with Cat 5 wiring, multiple outlets with USB ports. This is a **smart** home with Google hub, lighting, locks, and cameras controlled by phone. New doorbell, garage camera with floodlights, and Hue bridge were installed March 2025.

THE CABIN

Maintenance The full cabin, the full wrap-around deck, the tower decks & balconies, the garage, and the cabin skirt with storage access, were all power washed, resealed, re-caulked and re-stained in March, 2025.

Floors, counter tops, bathrooms, etc The **floors** and **cabinets** are hickory, **counters** all throughout the cabin are of soapstone. Hearths are soapstone too, mantles are concrete and fashioned to appear as wood, but purposed to shield items such as TVs from being affected by the heat of the fireplace. **Fireplaces** can be used with gas or wood, either way as may be desired. The **owner's suite bathroom** is a wet room, fully glassed in the front. It includes a whirlpool tub, and a steam room with a rain shower head. The **windows** are Anderson and are prewired for motorized blind installation.

Kitchen appliances & equipment Appliances are Bosch, built-in double oven includes convection and microwave, the faucet is a wheel design. A unique zip hydrotap provides instant chilled, carbonated, and hot water at the tap, and a special feature is a built-in coffee machine.

Pest Control The property was treated by Orkin, thoroughly before the build. The family has continued maintenance under a full-service plan including inspections and monthly treatments for all pests including rodent control, mosquito control, termites and boring insects. An inspection letter will be done for closing.

Propane A tank for propane is buried on the edge of the house site near the garage.

Septic system The drainfields lay generally in the gentle down slope in the front yard of the cabin. The system is approved for two bedrooms. A bedroom is defined as an enclosed room with a closet. The septic tank lays between the cabin and the tower in the area beyond the big tree.

Water lines and the Well The well is down in the brown pump house with the red roof. It is pumped up to the home site through underground piping to a location, designated by a 2x4 post at the edge of the yard in an area in front of the "Tower" building. The water is first stored in a 1,000 gal storage tank buried there. It is piped in lines buried in the front yard to an elaborate water treatment system that's in the garage. From there it is treated and piped into the cabin. Pipes to the tower building are buried underground behind the cabin. A water line is also run directly to the RV sites, and pipes to the barn site are already installed..

Water management manifold. Inside the cabin in the wall adjacent to the laundry room there is a management system that permits specific management of all water lines. (picture below)

Generac and mini-splits In addition to the central air system in the cabin there is a mini split in the 2nd floor loft area of the cabin. A generator (Generac) connected to the cabin. It is installed behind the garage and runs on gas. Also, a **hook up for electric cars** is installed in the garage.

The 2nd level loft has been furnished to sleep 10-12 people. This furniture remains, along with 95% of the rest of it. The area is boosted by a mini-split unit in addition to the central air system that is throughout.

THE TOWER

Construction the building is constructed with the same building materials as the cabin exterior.

Levels of completion It is completely dried in. The exterior was painted and the metal roof installed. Much of the drywall work is complete. Rough wiring and the plumbing is in. All building materials for the tower stay with the property, including the bathroom and kitchen fixtures.

Intended use The first floor entry level is intended for kitchen, on the second floor is an open room and a bathroom. The top floor was intended for an office. But at this stage a new owner will be able to easily complete it for any use they desire.

BARN SITE

This site is just beyond the driveway that turns up towards to house. It is obvious because it has been graded and rocked with some equipment stored on it. Electric, water and septic system for 4 bedroom permit are all, already installed. This area was also prepared by Orkin for a barn or barndominium.

THE LAND

BOUNDARIES, General description, SEE SURVEY

The mix The land is close to 45% to cleared fields, to 50% forest, with the rest in the areas of the cabin and the riverfront.

The south line begins at the center of Duck Creek Rd (POB) road and runs a northeasterly direction 82ft+/- to the north edge of the road, then in an easterly direction curving along the north edge of the road approximately 302ft+/- with the road, then north east to 129 ft+/- across the field, to and then along the center of the creek, then back to the north edge of the road (at the end of the 2 properties beyond) then cutting south to the north edge of the road, and running along the road (above the creek) to the tree line that intersects with the creek.

The east line is along the tree line that runs north, up from the creek after the fields to the drop ledge of the ridge in the NE corner.

The north line runs from the NE corner west 1,160 ft+/- along the ridge line, then drops straight down to the north, (crossing the road) to the river, an then continuing along the river front 3300 ft+/-.

The west line cuts back up from the end of the north line 364 ft+/- , to, and then east along the ridgeline, a distance of 1,700 ft +/-, then southeasterly in a straight line down the north edge of the creek, then in a westerly direction, downward 250ft +/- then in a southwestwardly direction to the POB Duck Creek Rd.

CEMETERIES and Mineral Rights

There are three cemeteries on the property. Two are shown on the survey.

The third is said to be by the pond and is rumored to be an Indian burial.

This has not been confirmed.

Mineral rights do not convey.



WATER MANAGEMENT
MANIFOLD