

1104 Edde Bend Road

Additional Property Details

- ❖ Stamped concrete walkways and porches
- ❖ Trex deck with cable railing for unobstructed views
- ❖ Large patio space with both open and covered areas at back of house
- ❖ Foyer
 - Vaulted Ceiling
 - Exposed Wooden Beam
 - Shiplap
- ❖ Living
 - Vaulted ceiling
 - Exposed solid beams
 - Shiplap
 - Stacked stone fireplace with gas logs
 - Walnut mantle
 - Built-in maple shelves on either side of fireplace
- ❖ Kitchen
 - Brick accent wall
 - Maple wood cabinets
 - Glass accent cabinets
 - Quartz counters
- ❖ Master Bedroom & Bath
 - His & her walk-in closets
 - His & her quartz vanities
 - Solid iron claw foot tub
 - Bead board on walls around tub

- Custom tile shower with two shower heads
- ❖ Laundry Room
 - Quartz counter
 - Very spacious with clothing rod, cabinets, counter and utility sink
- ❖ Basement
 - Walk-out basement with reclaimed wood and tin ceiling (from old bard on the property)
 - Brick accent wall
 - 1200sf heated & cooled workshop and/or tandem garage
 - LVP flooring
 - Live edge wood bar in game room
 - Pet spa – dedicated space to bathe, feed, and store pet supplies
 - Workout room with ballet bar & mirrors
 - Theater Room with surround sound and couches to convey
 - 2nd master – perfect for college student or mother-in-law suite
- ❖ Modern farm light fixtures throughout home
- ❖ 400 clad Andersen series black windows throughout home
- ❖ Plantation blinds throughout
- ❖ Crown molding throughout
- ❖ Wide plank White Oak floors ¾” thick on entire main level
- ❖ Spacious rooms that are flooded with natural light
- ❖ Tankless water heater
- ❖ 2 HVAC units
- ❖ Scenic views from every window
- ❖ Beautiful sunrise & sunset views
- ❖ Food plots

- ❖ 10 acres of Christmas trees – over 2,000– close to harvest size
- ❖ Springs and water system through farm for cattle
- ❖ Fence and cross fenced – ready for cattle
- ❖ Rolling hilltop views
- ❖ Scenic sunset and sunrise views
- ❖ Outdoor paradise
- ❖ Abundant wildlife- especially turkey and deer
- ❖ Trail system throughout the property – perfect for ATVs or horses
- ❖ Starlink internet available
- ❖ Farm is in the middle of canoe/kayak put in & take out – approx. 2.5 miles either way
- ❖ Private setting yet convenient to many desirable locations
 - Tim's Ford Lake boat launch- 5 miles
 - Lynchburg – 9 miles
 - Winchester- 17 miles
 - Tullahoma- 20 miles
 - Shelbyville- 25 miles
 - Downtown Huntsville- 44 miles
 - Downtown Murfreesboro- 52 miles
 - Downtown Nashville- 85 miles