

HOME FEATURE SHEET

4861 Morris Road – Hiwassee
Montgomery County

Energy Efficient Home

Passive solar on southern exposure with large windows and sliding doors to the deck

Hardi plank siding (fire retardant and increases insulation value)

2 x 6 exterior framing to increase insulation value

Aluminum clad casement windows with double pane Low – E high performance glass

Solar panels supply 30% of used electricity...these panels are free standing

2 Zone heating with Lennox high efficiency propane powered furnaces; alternate heat pump for main level

Woodstove on main level which is capable of heating the entire main level

Insulated garage and insulated garage doors

Energy star appliances

Southern Exposure

The Seller owns the 500 gallon gas tank so there can be a choice of propane providers

Rinnai on demand hot water heater

Storm doors on 3 egress doors

Recent Home Improvements

Central dehumidifier for basement

Culligan water softening system and kitchen water filter system

“Deer proof” fencing for large gardens

Special Features

Barn with two bays for tractors and outdoor equipment; also has a sink, commode, monitor Heating system, work bench, and attic space with flooring, attached shed on back of barn for storage of firewood & equipment

6 x 12 greenhouse with attached storage shed

Custom built home and barn

Open floor plan

Wheelchair accessible

On demand generator with designated receptacles, lights and appliances

South facing huge deck with Trek decking material (very low maintenance) & mountain views

Outdoor security lights with motion sensors

Architectural shingles with 30 year warranty

Double stainless steel flue so basement can also accommodate a wood stove

Whole house future wiring category 5 to accommodate additional high tech features

Phone intercom system

Whole house surge protector

Hardwood floors in most of the home

Foundation made with precast, seamless insulated concrete walls with metal studs (walls keep living area dryer and warmer than conventional block walls) (Walls by Superior Walls of VA)

Built in Radon venting in basement floor with vent to outdoors

Established landscaping and fenced in vegetable and fruit gardens

Solid wood cabinets throughout the house

Solatubes for natural light in half bath, kitchen, and master bedroom

Room Descriptions, Main Level, approximately 2021 square feet

Large kitchen with solid counter tops and energy star appliances

8 feet of windows has great view of mountains

Counter designed to accommodate four bar stools

Kitchen desk with cabinetry (overhead cabinets have tin-punch door faces)

Laundry room with clothes closet, sink, and large walk in closet pantry/storage area

Open living room with skylight, dining room, built in shelves, woodstove with hearth and stone wall behind the stove for passive heating; storage area for firewood

Media room with built-in book shelves and cabinets; large 6' round window looks out to wooded back yard

Study with built in book shelves, desk, and cabinets, closet for file cabinets

Study nook with built in desk and cabinets

Master bedroom with bay window and storage cabinets under the bay windows, large walk in closet

Master bath with double sinks set in granite counters, each sink with a medicine cabinet, linen closet, walk-in shower, Jacuzzi

Half bath off of kitchen

Enclosed 3-season porch, (can use a heater in it during the winter) with ceramic flooring, five sliding doors

Two – bay insulated garage with storage nook, pull-down ladder to a large attic with flooring and light

Room Descriptions, Lower Level, Approximately 1130 Square Fee

Two bedrooms with closets and large windows, both are wired for ceilings fans, both have Berber carpet

Two storage closets in the bedroom foyer area

Full bathroom with shower/tub and double sinks, solid wood custom cabinetry

Large open family room with exercise area with custom built cabinetry; berber carpet; large window has southern exposure and view of back yard; A flue will accommodate a wood burning stove

Wine cellar

Large storage/mechanical room with built in shelving

Miscellaneous Information

Well water: well drilled by Fenton Well Drilling
Well depth is 400 feet with casing going 126 feet
Flow rate of 15 GPM

500 Gallon underground propane tank is owner owned

Propane is used for on-demand hot water heater and furnace

Electricity provided by AEP and solar panels

3 Bedroom Septic system designed by Simon and Associates

3 outdoor water hydrants
Fruit & Vegetable Garden
Barn & Garden
Near well

2 Rain Barrels to catch roof water off of barn

Approximate time to Carilion Hospital on I-81 is 15-16 minutes

Crawl space under Laundry Room

Audiotronics from Roanoke did the wiring for computers, TV's, phone, intercom, and future wiring

The water softener back washes behind the retaining wall rather than into the septic system

There is a neighborhood walking trail through wooded areas

2009 Real Estate tax is \$3,067.00

Children would attend the public schools in Riner (K-12), Montgomery County

The house has 17.960 acres and approximately 80% of this acreage is forest.

There is an extra lot adjacent to the house lot which is Lot 9 with 20.922 acres and can be purchased as a separate sale

Satellite Dish conveys

Neighbors contribute to the road maintenance. Price is always less than \$100 annually

Neighbors are a community of caring and considerate people