

3069 Parsons Bend Rd – Fact Sheet & Discussion Points

1. Construction completed/Certificate of Occupancy issued April 15, 2003
2. House is single story 4083 sq. ft on 95 acres. ^{*}“Barn” is 2 story 2340 sq. ft with 3rd floor storage.
3. General contractor – Carlos Weinheimer, Columbia Tn
4. Engineering – Structural Engineers, Inc. Jack Dews RPE – Nashville Tn
5. Kitchen/Floorings by Bill Derryberry Co. Stainless appliances. Bosch gas cooktop & ventilator hood. Asko dishwasher. Frigidaire professional series oven and microwave. LG refrigerator.
6. Bath design and installation – American Marble, Franklin TN
7. Earthmoving/spring/pond building /roadwork – Jimmy McEwen & Advance Paving. Extensive concrete work by Middle TN Concrete and Jerry Jeter & co.
8. Kitchen cabinets are custom built solid cherry – flooring in house is ¾’ solid hardwood
9. Flooring in Pool/Game Room is premium 12mm (.472 inch) American made laminate. Interior walls and ceiling are exterior grade materials and finishes.
10. Subfloors in house and barn are AdvanTech (limited lifetime warranty).
11. All trim work in house is solid wood- no MDF – Howe Casings/CrownMoldings/Baseboards/Chair Rails. Special trim throughout house. 75 windows and framed glass openings/6 skylights for viewing.
12. Electrical service for the house is 400 amps/ 2 panels. Plenty of space for future needs.
13. 3 separate Zone HVAC units service the house. Central Air/Heat pump in “Barn”. Average electrical bill in 2020 (Jan-July) \$242 for house, \$31 for “Barn”. New hot water heater in house 2019. Propane tank filled 3/19/20 - (500 gal underground-owned)
14. 3 BR – 2 ½ baths – heated whirlpool in master
15. 2 decks – 1 screened porch
16. Safe Room/wine cellar has bunk beds – Steel reinforced poured concrete floor/walls & ceiling. 2x4 interior Insulated/heated and ac. Same ¾’ solid flooring as home. Room has separate foundation below house; 10 ft below room above, entirely underground.
17. Extensive Vineyard Trellis in place for grapes/blueberries, blackberries, etc.
18. Recessed lighting – 12 ceiling fans

* includes saferoom/shelter/wine cellar

19. Surround sound in-wall speakers in media room/den and safe room/wine cellar
20. Most interior walls are insulated for sound control
21. Crawl space power ventilation system
22. 2 ponds, spring fed – plenty of water for animals- potential to build larger pond or lake
23. 2 fireplaces (Gas Log in Master Bedroom – Wood Burning Gas Ignition in Den)
24. Site excavation on hilltop for additional build- (must see the view !)
25. 500 ft well and water treatment – (whole house carbon filtration/softener -Kernie Cothran Co, Columbia, TN). Maintenance by Henry Drilling, Franklin TN.
26. Commercial Grade Metal roofing on house and “Barn”
27. Exterior on house and barn is Cypress & Fir for insect and decay resistance. Large attached garage (24' x 24').
28. North/South Runway is 25 x 300 concrete – suitable for r/c models; Part 15 FAA ultralights or paragliders
29. “Barn” has 1332 sq ft 1st floor, 1008 sq ft 2nd floor, and 432 sq ft floored storage on 3rd floor
30. “Barn” has 200 amp service with water, central heat/air (heatpump), prewired for washer/dryer, Hot water heater and electric stove.
31. “Barn” has concrete floor. Insulated (R-19) and (R-13) partially finished. Designed for 1 Br and bath upstairs with workspace/closets, etc. . 1st floor is totally open. Post and beam.
32. Approximately 2000 ft road frontage on Parsons Bend Rd.
33. A hunters or wildlife viewer's paradise. Deer, Turkey, Canadian Geese, Ducks, Bobcats, River Otters, Quail, Dove, Rabbits, Squirrels, Owls, Egrets, Hawks, coyotes, amazing hummingbirds.....an occasional Eagle, and yes.....the elusive “Panther”
34. Pool/Game room can easily seat 30 people Potential for Bed and breakfast.....or ????? Existing Utopia Swim/Spa/Pool below Subfloor. Flooring and Subfloor can be easily disassembled for use of indoor pool if desired. Pool and concrete deck were not harmed. Everything installed with wood screws.....no nails or glue. Vinyl pool liner was removed before subfloor installation and need to be replaced before use.
35. Current Hay contract may be renewed with Freeland McMeen (931 982-5253)
36. Walnut Trees.....animals, nature, meteor showers, bright stars.....peace and quiet.....

An incredible place..... Hunt for deer and turkeys in your pajamas.....from your deck !

* solar electric remote gate opener w/ keypad access