

Tennessee River Waterfront Home

River Breeze Estates

River Breeze Estates is a private, gated, waterfront development on the Tennessee River, less than two hours drive from Memphis and Nashville (located approximately 15-20 minutes south of I-40, in Decatur County, TN). The development has a private clubhouse, swimming pool, and boat ramp. Homeowners have access to approximately 270 acres of undeveloped land for recreational use (forest and open fields, owned by the developer).

Home

Waterfront 3,500 square foot custom brick and stone home, on a 1.24 acre lot, with approximately 200 feet of private shoreline. Home is well above the flood plain, but with direct access to the water from home.

Home Extras

Basement level constructed with Integrated Concrete Forms (ICF's)

Custom built bar and bar back with Turbo Air refrigerator

750 square foot mechanical & storage room in basement

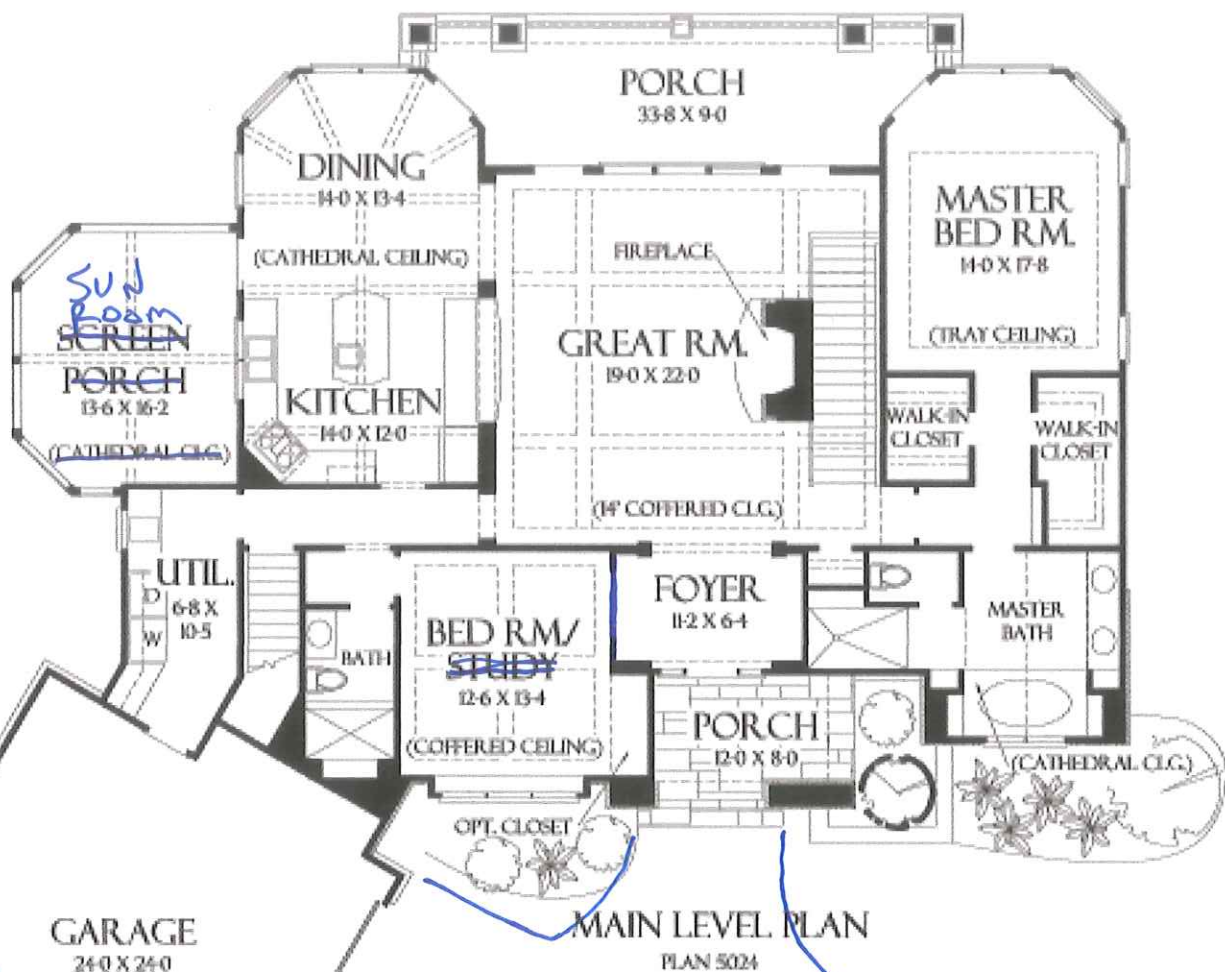
4' wide steel entry door to mechanical & storage room

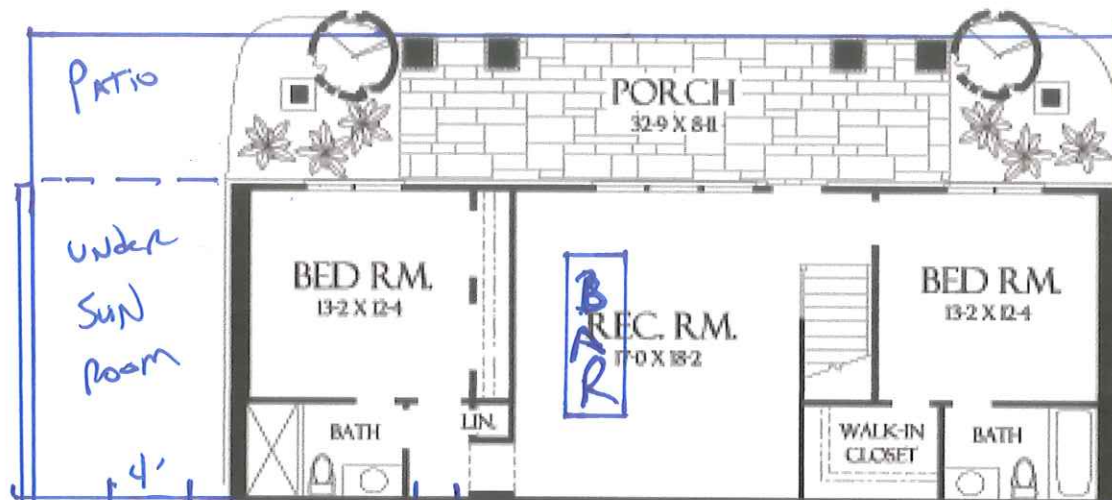
Tornado/safe room (10' x 6.5') - ICF's with rebar and poured concrete reinforced roof (under front porch)

Pella windows and doors tinted with an after market UV protective film (lifetime guarantee)

Generac 20KW automatic back up generator (propane powered)

Whole house dehumidifier





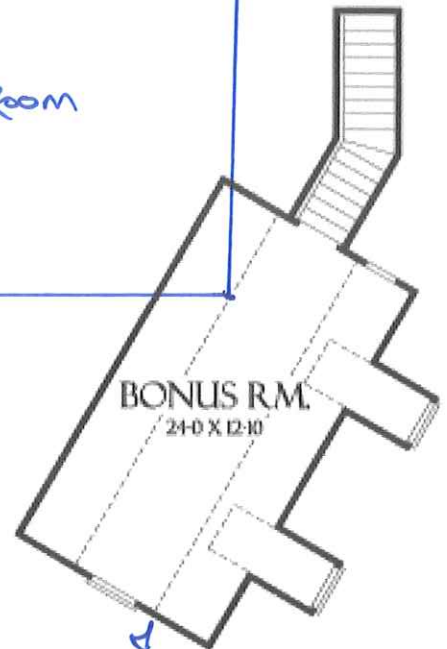
PLAN 5024

LOWER LEVEL PLAN

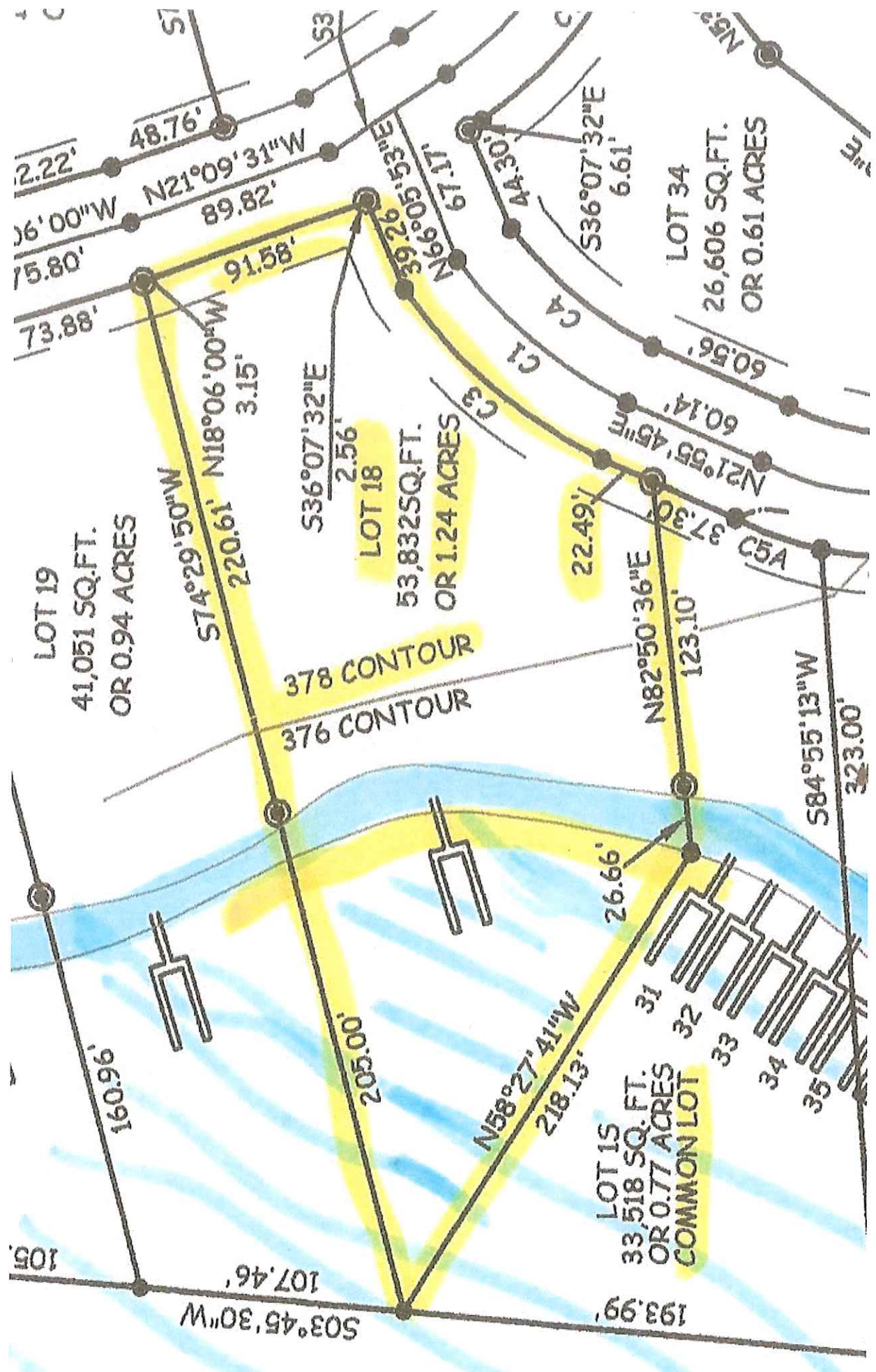
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unfinished storage & mechanical room

3' - Tornado Room (under porch)
door shell



over garage



Washer and dryer hook ups upstairs and downstairs

Water filtration system

Hoshizaki ice maker that produces 80 pounds of ice per day, with filtration system

67.5' x 15' rear exterior concrete patio (partially covered)

Three door drive through garage with rear driveway

Whole home security system with remote video access

Home constructed with closed cell spray foam insulation

Built in sound system with ceiling speakers through out home

Built in central vacuum system (main and lower levels)

Built in wine rack in kitchen

Heated floor tile in the master bath, with thermostat

Covered rear porch (25' x 10')

Boat Dock

The property includes a private 28' x 28' all aluminum boat dock (manufactured by Alumadock) with a single covered boat slip (slip is 10' x 24', with a Hydrohoist boat lift installed), a 10' x 28' swim platform, and a 4' x 40' aluminum gangway. The dock has power, running water, and a dock box, and is accessed from a 10' x 70' concrete driveway, all located on the home owner's property.

Additional Waterfront Lot Available

There is an additional .94 acre vacant lot available for sale with the home, that is directly adjacent to the 1.24 acre lot the home sits on. This additional lot has 100' of private shoreline, and can be combined into a single lot with the lot the home sits on, if the home buyer so desires. The two lots combined have 280' of private shoreline. The vacant lot is only available for sale to the buyer of the home.