



THE GREAT HOUSE

This “Masterpiece” of design- and construction-The Great House- was assembled by one of the Countries leading custom log home builders, according to Dr. James Fitts a visionary and collector of antiquities.

The Great House consists of 4,163 AC SQ. FT. and contains 10 rooms including 4 bedrooms and 5.0 baths.

The home was built from a collection of pre-confederate log homes, throughout Tennessee, personally selected and brought to the site for rehab by Dr. James Fitts team of artisans.

The process for construction took 2.5 years at a cost of well over \$1.8 Million when Dr. Fitts quit counting time and materials.

Approximate original construction cost more than \$480 per sq. ft.

It is likely one of the finest specimens of incomparable log home design and construction anywhere is the U.S.

**Sales Price of the Great Home (A Home Beyond Duplication):
\$1,186,455 @ \$285 per sq. ft.**



THE RETREAT & STABLES

The Retreat was built for the main purpose of housing the processing of logs collected for construction of The Great House. This building is constructed to high quality commercial use standards for conversion to any number of uses including the Owners Retreat and potential second Homestead on the site. It also includes a fully air-conditioned, +- 1392 sq. ft. full service 5 stall horse stable.

The main area housing the Retreat and Stable consists of +-4,366 sq. ft. plus a commercial grade constructed +-1400 sq. ft. loft (not calculated in the +-4,366 sq. ft.

There is an attached secondary building for storage of farm equipment and vehicles of +-1457 sq. ft.

Sales Price of The Retreat & Stables: \$392,940 @ \$90 per sq. ft.

Sales Price of the Secondary Building: \$43,710 @ \$30 per sq. ft.



THE GUEST HOUSE

The Guest House has been used mostly as a +-705 sq. ft. office. It is an open design and contains a ½ bath. Lisa Bennett Interior Designs had prepared a floor plan study for conversion to a full Guest House or

primary rental unit (see attached). We are also pricing construction of a wraparound porch offering panoramic views of the property down to the lake.

For now, the Guest House will remain as is, but we will offer 50 hours consulting time from Lisa Bennett Interiors for evaluation and planning the potential modifications into a full Guest House.

Sales Price -as is: \$42,300 @ \$60 per sq. ft.



THE LAKESIDE LOG COTTAGE

The Lakeside Log Cottage was built with the same professional care, materials, and quality as the Great House. This unique addition to the site offers a special lakeside area for entertaining guests or just a private getaway for relaxation. Consideration for conversion to a separate Guest House is not out of the question. It is +- 256 sq. ft.

Sales Price: \$38,400 @ \$150 per sq. ft.

TOTAL SALES PRICE INCLUSIVE OF 5.12 DEVELOPED AND GROOMED ACRES VALUED AT \$150,000: \$1,703,805



MIDTNDDEV

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THE GUEST HOUSE CONVERSION PLAN

