

**Collins Custom Barna Log Home & Property  
in Blount County, TN  
FEATURE SHEET**

**FIRST FLOOR INFORMATION**

**Garage walls:**

The in-ground walls on two sides are 12 inch thick ICF (**I**nsulated **C**oncrete **F**ormed) walls with a rating above R 17 insulation value, the third wall being above ground is two by twelve construction-reinforced with steel posts and R30 insulation. The fourth wall contains three garage doors insulated with an R17.5 value

**Garage reinforcement:**

The garage ceiling has been constructed with substantial steel reinforcement beams to support the weight of the log structure above. There are eight steel I-beams and sixteen steel columns hidden behind the walls and ceiling for this purpose

**Two 200-watt electrical panels:**

These panels include a *Surgebreaker PLUS* whole house surge protector; wiring is in place for a whole-house generator; underground wires extend from the power pole to the garage

**Generator-ready:**

The house is *wired* for a generator. The wiring extends from the electrical panels through the garage to the exterior location for the generator. An LP gas line is also installed from the LP tank to the future generator location designated next to the HVAC units outside under the deck

**9 ft Overhead Thermacore garage doors:**

One on the workshop bay (8' wide x 9' tall)  
Two on the garage bays (each are 12' wide x 9' tall)  
[All have an R17.5 insulation value]

**Garage area:**

Includes a three-bay garage with two car spaces, each with 12 ft wide *Overhead* garage doors, with an extra long bay on one side for a boat or additional vehicle; the interior garage space is completely drywall

finished inside, insulated, with ten-foot ceilings throughout and fireproof drywall on the ceilings and foyer walls; the garage area also has extra electrical plugs, central vac outlets throughout; installed *Polk* garage stereo speakers; and floor drains in all three bays

**Garage workshop bay:**

The third garage bay is a 588 sq. ft workshop space with heat/AC, laundry tub and countertop space, heavy-duty shelving, multiple electrical outlets, and an Overhead garage door for easy access. The workshop is also accessible through the main garage; extra trim boards, tiles and roofing shingles are stored in the workshop bay

**Garage driveway apron:**

3700 sq. ft. Colored cement in front of the garage

**Water system:**

There is a *Ph* Water neutralizing filter on the water system; a 40-gallon pressure tank for the well water; a Rheem tankless gas water heater with Metlund *on-demand* pump system; and the system includes a back-up 40-gallon electric water heater in-line

**Ground floor foyer/entrance:**

Foyer is accessible through the front door or an interior garage door; is a tiled foyer with a staircase leading to second and third floors; has elevator access, a 1/2 bath, and large coat closet under the stairs with adjacent storage area

**Front door:**

The front door is a custom 8 ft. tall front door by artisan Wade Richardson of the *Sage Gallery* in Townsend

**Front porch:**

A covered front porch 8' x 10' with white pine log railing; a colored cement floor, log railings, and 4' wide, curved, colored cement front sidewalk leading to the driveway.

**External cantilever-style staircase:**

With log railings, extends to a 22 ft high exterior deck from the front porch

**MEASUREMENTS (1<sup>st</sup> Floor)**

Total space on the ground level floor =2350.63 ft divided up as follows:

Garage space for cars =1499.31 sq.ft (each garage bay (2) also has its own garage door)

Workshop with Heat/AC =575.0 sq.ft (note: workshop also has a single garage door and an interior access sliding door)

Tiled Foyer with Heat/AC =276.32 sq.ft

Front Porch: =80 sq.ft

## **SECOND FLOOR INFORMATION**

### **Open Floor Plan**

#### **Gourmet kitchen:**

With Cambria natural quartz counter tops; twelve foot island; custom maple cabinets by Wildwood, with interior and under cabinet lighting; a *Show House* stainless pot filler faucet; 17 custom artist tiles on the backsplash

#### **All KitchenAid stainless steel appliances:**

All KitchenAid appliances in the kitchen with the exception of the *JennAir* six-speed stainless steel range hood over the gas range and the Sears garbage disposal; double Dutch-door 24-inch refrigerator with ice maker and interior ice water spout, *Easy Convector/Bake* oven, microwave, dishwasher and 4-burner gas stove; there are Sears extended 5-year transferrable warranties on all appliances except the garbage disposal; all appliances Energy Star-rated

#### **Large walk-in pantry:**

With custom maple cabinets by Wildwood; Cambria natural quartz countertops; Kraftmaid hickory open shelving; Maytag high-rise washer and Maytag LP gas dryer; KitchenAid stainless trash compactor; Mannington Naturals flooring

#### **Living room:**

Offers a panoramic view of the Great Smoky Mountain National Park (GSMNP); a large stone fireplace; room measures 16' x 26' with open

rafters and 8" log king posts against the expansive 26' tall ceiling; a *Fireplace Extraordinaire Elite 44* wood burning fireplace in the living room has a stone hearth and 26-ft stone chimney; a huge supply of firewood is available on-site with an 8'x40' concrete pad for stacked wood; a hand carved wood fireplace mantel from a NC artisan

**Dining room:**

Is off the living room with 3 sets of five ft. *Eagle* aluminum clad slider doors and aluminum screen doors opening onto the outside deck

**Screen porch:**

Has open timber beam ceiling, tiled floor and a gas *Dutchwest* stove by Vermont Castings. The screen porch opens onto the outside deck.

**Programmable thermostat:**

Is a *Honeywell VisionPRO TH8000* series [for 2<sup>nd</sup> floor]

**Double Master bedrooms:**

Each with large bay windows, built-in bay window seats with storage, walk-in closets, Kraftmaid hickory built-in bookcases; an adjoining master bath with large tiled shower has bench seat and custom artist "Sunflower" tile as the focal point, rain shower head, Moen body sprays, and glass door enclosure

**Step lights;**

On the stairs to third floor loft

**MEASUREMENTS (2<sup>nd</sup> Floor)**

Second floor living space =2276 sq.ft divided up as follows:

Double master bedroom suite/master bath =740 sq.ft  
Master Bedroom 1 (16.6' x 15.1')  
Master Bedroom 2 (16.6' x 14.4')

Kitchen with 1/2 bath and pantry =768 sq.ft  
Kitchen (15 x 15)  
Pantry (10.8' x 9')

Living room/dining room/ screen porch (total =768 sq.ft)

Living room/dining room (16'x34') =544 sq.ft.  
Screen porch (16'x14') =224 sq.ft

Outside deck off second floor living space =672.41 sq.ft

## THIRD FLOOR INFORMATION LOFT

### **Loft:**

The loft is separately wired for computers – includes office complex with Kraftmaid hickory built-in bookcases and file drawers with twin desks; extensive electrical outlets; large 8'3" x 9'10" storage room off 4<sup>th</sup> bedroom with floor-to-ceiling shelving on two walls and fluorescent lighting; accessible and lighted HVAC attic above storage room

**Programmable thermostat:** *American Standard Comfort Control* Thermostat [for 3<sup>rd</sup> floor]

### **Two bedrooms:**

One with a full bath and tub, closet space (16.7' x 13');  
A second with a full bath and shower; large walk-in closet space (16.7 x 12.8 `)

## MEASUREMENTS (Loft)

Third floor (loft) living space =1508 sq.ft divided up as follows:

Two bedrooms each with private bath and closets =740 sq.ft

Loft/office area =768 sq.ft

## SYSTEM-WIDE INFORMATION

### **Bathrooms:**

3 full baths (1 tub, 2 showers) with Kohler bathroom fixtures and high-rise toilets, Moen faucets and Kraftmaid hickory cabinets, quartz countertops, tile floors

Master bath has an oversize tile shower.

Two half baths, one off the kitchen and one in the 1<sup>st</sup> Floor foyer, both with tile floors. All bathrooms have interior vent fans

### **Flooring:**

Red oak flooring throughout the house; tile bathroom flooring; *Mannington Naturals Resilient* Vinyl flooring in the pantry; tile foyer flooring; tile screen porch flooring

### **Home interior:**

Yellow pine, custom trim woodwork with limited drywall; ten foot or higher ceilings, Bali custom blinds; built-in bay window seats/storage in Master Bedroom suites; custom shelving/clothes racks in all bedroom closets; pocket doors in master bedroom suites and bath, 3<sup>rd</sup> floor bathrooms, also in pantry; custom trim woodwork on interior ceiling and vertical supports to allow for settling of logs over time including *adjustable jacks* installed at key points throughout the 2<sup>nd</sup> and 3<sup>rd</sup> floors; white pine log railings on stairs and loft, *Emtek* door hardware throughout the house

### **TV, Stereo and Internet:**

The house was prewired for TV, stereo and Internet service with a large Belkin wireless router that serves 3 floors; is currently set up for DirectTV and HughesNet Satellite service but AT&T fiber optics will be available and installed in June 2011

### **A 3-floor ThyssenKrupp Lev elevator:**

Operational from the garage level to the third floor, 3'x4' interior elevator car space, includes outside line telephone

### **Handicapped accessible;**

This home is handicapped accessible on all floors, including 36" interior doors & elevator

**Insulation:**

Exterior walls range from R17 thru R30 with interior wall insulation R12 - Quiet zone

**ADT security system:**

With remote exterior lights, carbon monoxide detectors and smoke alarms; additional electrical smoke detectors are also in place

**Ceiling Fans:**

Nine *Monte Carlo* quality ceiling fans throughout the house; eight are 60"; the screen porch fan is 48"

**Central Vac System:**

Beam by Electrolux with extra outlets throughout the house and garage

**Interior Lighting:**

Black track lighting in the main areas of the house

**HVAC Systems:** *Trane* Heat/AC systems – 4 ton heat pump/LP gas furnace with AC on the second floor; 2.5 ton heat pump/LP gas furnace on the third floor; Seer rating 14; Energy Star 92.1 AFUE rating; also an *Aprilaire* automatic humidifier system and *Honeywell VisionPRO TH8000* series programmable thermostat for 2<sup>nd</sup> floor

## OVERALL MEASUREMENTS

Total square footage 3 floors, including exterior deck =6807.04 sq.ft:

Total square footage of interior living space, including the screen porch =4635.32 sq.ft (*excludes* garage space, outside deck)

## EXTERIOR INFORMATION

### **640-ft deep well:**

With Berkley submersible pump and protective concrete insulated well cap; water test report available

### **House Exterior:**

Stone on the ground level with full size square D 8" yellow pine logs on the second and third floors, stone-covered retaining walls by the driveway and stone chimney

### **LP gas 1000 gallon tank:**

Buried in the ground; service plan with *Heritage Gas*

### **672.41 sq. ft outside deck:**

On second floor with exterior electrical plugs and gas grill hookup; deck floor is pressure treated lumber and the deck support posts are 8" pressure treated logs reinforced to the foundation walls and sitting on cement block pillars covered with stone. The deck railings are white pine with *Sikkens* stain

### **Barna Custom Roof:**

Certainteed Presidential shake roof with lifetime transferrable warranty; installed over the Barna 12-inch built-up, insulated roof system, R-Value 32.4

### **Sikkens exterior stain:**

On all exterior (square D 8") logs and trim

### **Colored cement drive and walkway:**

The driveway apron in front of the garage is 3700 sq. ft.; a 4' wide, curved, colored cement front walk extends from the driveway to the front porch

### **Half-circle driveway:**

graveled

### **Windows:**

*Eagle* brand aluminum clad double hung with *aluminum* screens

### **Septic system:**

1000 gallon *Gravelless* septic system with 350-ft drain field on mountain-side of home structure

**Exterior Lighting:**

Six exterior wall sconces on the house with ADT remote control; three exterior post lights on the front walk and three exterior post lights on the driveway with automatic electrical timer control; flood lights around the ground floor of the house and outside deck; exterior covered electrical outlets

**Exterior cantilever staircase:**

Extends from the front porch to the upper deck that is 22-ft off the ground

**Exterior roof gutter system:**

Connected to underground French drains surrounding the house

**Termite Warranty:**

The house footprint was treated pre-construction with *Termidor* termite defense product and the house has passed all termite inspections to date. The termite protection plan is with Southeast Exterminating Co. of Knoxville and is both current and transferrable

**Natural landscaping:**

Around the house with a boulder garden planted with mountain azaleas, Gregory Bald azaleas, tulips, lilies, dahlias, lime green hydrangeas, mums and columbine flowers in front; blue spruce evergreens, dog wood trees, oaks, maples and other hardwoods across the property

**Perimeter pathway:**

A seasonally maintained perimeter pathway wraps around the entire property boundary (8 acres); it is ten feet wide and drivable with an all terrain vehicle or walkable

**Home Site:**

(1) House is situated on 8 pristine acres of hardwoods in a gated environmental community at 2400 ft. elevation  
([www.chestnuttops.com](http://www.chestnuttops.com))

(2) House has an eastern view of the GSMNP, overlooking Cades Cove with a clear view of Clingman's Dome and Mt. Le Conte

(3) The entire property is suitable for walking or hiking and has

several underground springs, a variety of wildflowers, mountain laurel and rhododendron; and wildlife including deer, raccoon, black bear, fox, raptors, birds of all kinds including hummingbirds

(4) The location is accessible via the Foothills Parkway off Hwy 321 at Walland (13 miles on the Parkway from there) or by Montvale Rd. from Maryville (12 miles)

(5) Blount Memorial Hospital is 12 miles away in Maryville, using Montvale Rd

(6) Knoxville Airport (McGhee Tyson Airport) is an easy 45-minute drive - [www.tys.org/](http://www.tys.org/)

## **ADDITIONAL PROPERTY INFORMATION**

- I. Home completion date was January 2008
- II. A systems provider contact list is available with a file of house-related manuals and other documentation
- III. A house construction blog designed by the owners is available at [www.tnlogblog.com](http://www.tnlogblog.com)
- IV. A current property survey is available
- V. A fire station for the *Top of the World* Community where Chestnut Tops is located is currently underway. The fire station has two bays with three trucks (eventually) and is located at Big Sky Lake only one mile away from Avens Lane. [Once fully functional, this station will lower the current fire insurance rates by 40%] Blount County has already provided the three fire trucks. An annual fire protection subscription fee through Blount County is currently \$120
- VI. Community: 'Chestnut Tops' is located at the *Top of the World* in Blount County ([www.chestnuttops.com](http://www.chestnuttops.com)) – additional location

information is available at [www.tnlogblog.com/locationinfo.html](http://www.tnlogblog.com/locationinfo.html)

- VII. Our current residential housekeeper can be referred upon request
- VIII. Garbage pickup is available contractually through *Heatons Garbage Service*; pickup is at the security gate once a week
- IX. There is rural mail delivery at Flats Road, plus there is a private parcel drop box for USPS, UPS or Fed Ex parcels
- X. Local jurisdiction is Blount County, TN - [www.blounttn.org/](http://www.blounttn.org/)
- XI: Mail Stop is Tallassee, TN 37878
- XII: Local Area Code is (865)
- XIII. Telephone, TV, and Internet Service: AT&T Fiber Optics are currently being installed and will be available in June of 2011 when packages will be available at that time for telephone, television and internet service. Shortly thereafter AT&T cell service will also become available (until now only U.S. Cellular service has been available at this elevation)
- XIV. Hiking, mountain biking, fishing, boating, whitewater rafting, auto touring, wildlife viewing -- are all within easy reach of this property. Find specific information in this regard at [www.tnlogblog.com/outdoor.html](http://www.tnlogblog.com/outdoor.html)

Blount County Chamber of Commerce information:  
[www.blountchamber.com/](http://www.blountchamber.com/)

Blount Country, TN information:  
[http://en.wikipedia.org/wiki/Blount\\_County,\\_Tennessee](http://en.wikipedia.org/wiki/Blount_County,_Tennessee)

Blount County information from the U.S. Census Bureau:  
<http://quickfacts.census.gov/qfd/states/47/47009.html>

Alcoa, TN information: <http://www.cityofalcoa-tn.gov/>

Maryville, TN information: <http://www.maryvillegov.com/>

Knoxville, TN information: <http://www.ci.knoxville.tn.us/>

Knoxville Regional Airport: <http://www.tys.org/>  
(McGhee Tyson Airport)

Townsend Visitor's Center - [www.smokymountains.org/](http://www.smokymountains.org/)

Great Smoky Mountains National Park information:  
<http://www.yoursmokies.com/smokymountainsnationalpark.html>