

## Barna Custom Log Home in East TN FEATURE SHEET

### FIRST FLOOR

**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 reinforcements to support the weight of the log home 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** complete with the *Surgebreaker PLUS* whole house surge protector; wiring is in place for a generator; underground wires from the power pole to the garage

**Generator Ready:** The house is wired in preparation for a generator to be installed. The wiring has been placed from the electrical panels through the garage to the exterior location for the generator. The 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.

**Overhead Thermacore Garage doors:** one on the workshop (8' wide x 9' tall) and two on the garage bays (12' wide x 9' tall), Thermacore model with an R17.5 insulation value.

**Garage:** Three bay garage with two car garage space each with wide *Overhead* garage doors, with an extra long bay on one side for a boat or additional car; the third bay is a **588 sq. ft workshop** with heat/AC and an Overhead garage door for easy access. The workshop is also accessible thru the main garage. The interior garage space is completely drywall finished inside, insulated, with ten-foot ceilings throughout and fireproof drywall on the ceilings and foyer walls. It also has extra electrical plugs and central vac outlets throughout; installed *Polk* garage stereo speakers; floor drains in all bays

**Garage Driveway Apron:** colored cement, **3700 sq. ft.** in front of the garage

**Laundry tub** and countertop space in garage workshop

**Ph Water neutralizing filter** on water system

**Forty Gallon Pressure tank for the well water**

**Rheem tankless gas water heater** with Metlund *on-demand* pump system; includes a backup 40-gallon electric water heater in-line

**Extra trim boards, tiles and roofing shingles** are stored in the workshop

**Foyer/Entrance Way:** accessible through the front door or the interior garage door is a tiled foyer with a staircase leading to second and third floors, elevator access, ½ bath and large coat closet under the stairs with adjacent storage area.

**Custom 8 ft. front door** by Wade Richardson of the *Sage Gallery* in Townsend

**Front Porch:** covered front porch 8' x 10' with white pine log railing, colored cement floor and 4' wide, curved, colored cement front sidewalk leading to the driveway.

## **MEASUREMENTS**

**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 square ft.**

## **SECOND FLOOR – 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; *Show House* stainless pot filler faucet; and 17 custom artist tiles on the backsplash (About the artist: [www.drellenrudolph.com](http://www.drellenrudolph.com))

All **KitchenAid stainless steel 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 Convect/Bake* oven, microwave, dishwasher and 4 burner gas stove; **Sears extended 5-year transferrable warranty on all appliances** except the garbage disposal; Energy Star rated appliances

**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 GSMNP and a stone fireplace. This room measures 16' x 26' with open rafters and 8" log king posts against the expansive 26' tall ceiling.

**Fireplace Extraordinaire Elite 44** wood burning fireplace in the living room with 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** with 3 sets of five ft. *Eagle* aluminum clad slider doors and aluminum screen doors opening onto the outside deck

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

**Honeywell VisionPRO TH8000 series programmable thermostat** 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 and an adjoining master bath with large tiled shower with bench seat and custom artist "Sunflower" tile as the focal point, rain

shower head and Moen body sprays, glass door enclosure.

**Step lights** on the stairs to third floor

### **MEASUREMENTS**

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

**Double master bedroom suite/master bath** =740 sq.ft

**Kitchen with 1/2 bath and pantry** =768 sq.ft

**Living room/dining room/ screen porch** =768 sq.ft

[Living room/dining room (16'x34') = 544 sq.ft.]

[screened porch (16'x14') = 224 sq.ft]

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

### **THIRD FLOOR**

**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 three walls and fluorescent lighting; accessible and lighted HVAC attic above storage room

**American Standard Comfort Control Thermostat** for 3<sup>rd</sup> floor

**Two bedrooms** on the third floor, one with a full bath and tub, the second with a full bath and shower

### **MEASUREMENTS**

**Third floor living space** = 1508 sq.ft divided up as follows:

**Two bedrooms each with private bath** =740 sq.ft

**Loft** =768 sq.ft

## SYSTEM-WIDE

**Bathrooms: 3 full baths** (1 tub, 2 showers) with Kohler bathroom fixtures and high-rise toilets, Moen faucets and Kraftmaid hickory cabinets and quartz countertops. Master bath has an oversize tile shower. There are also **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 is prewired for TV, stereo and internet service with a large Belkin wireless router that serves 3 floors; currently set up for DirectTV and HughesNet Satellite service

**A 3-floor ThyssenKrupp Lev elevator** operational from the garage level to the third floor. (3'x4' interior elevator car space)

**Handicapped accessible home** 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" and 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**

**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, stained with Sikkens stain.

**Pest shields** on all exterior supporting deck posts to prevent bears, raccoons, squirrels, etc from visiting the deck areas

**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 the exterior (square D 8") logs

**Colored cement** driveway apron in front of the garage is 3700 sq. ft. and 4' wide, curved, colored cement front walk from the driveway to the front porch

**Gravel half-circle driveway**

**Windows:** *Eagle* aluminum clad double hung with aluminum screens

**Septic system:** 1000 gallon *Gravelless* septic system with 350 ft drain field

**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 electrical outlets

**Exterior staircase:** from the front porch to the upper deck

**Exterior roof gutter system** connected to underground French drains surrounding the house

**Termite Warranty:** The house footprint was treated preconstruction 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.

There is a **perimeter pathway** around the entire property boundary, ten feet wide, drivable with an all terrain vehicle or walkable.

**Home Site:**

- (1) House is situated on 8 pristine acres of hardwoods in the

- gated, environmental community of **Chestnut Tops** at 2400 ft. elevation ([www.chestnuttops.com](http://www.chestnuttops.com))
- (2) The 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.
  - (4) The location is accessible via the Foothills Parkway off Hwy 321 at Walland (13 miles) or by Montvale Rd. from Maryville (12 miles)
  - (5) Blount Memorial Hospital is 12 miles away in Maryville
  - (6) Knoxville is an easy 45 minute drive

## **ADDITIONAL INFORMATION**

**Home completion date:** January 2008

A **Systems Contact List** is available with a file of house-related manuals and other documentation

**A House Construction Website:** [www.tnlogblog.com](http://www.tnlogblog.com)

This photo-driven site includes documentation of all house systems and the building process from the ground up

A **current property survey** is available

A **proposed fire station** for the *Top of the World Community* where Chestnut Tops is located is currently underway with an expected completion date for construction of July 2009. The fire station will have two bays with three trucks and will be located at Big Sky Lake only one mile away from Avens Lane. [This will lower the current fire insurance rates by 40%] Blount County has already provided the three fire trucks. Annual fire protection subscription fee through Blount County is \$120.

**General Contractor:** Woodland Homes

**Community:** Chestnut Tops at the Top of the World

**Residential Housekeeper:** a qualified referral is available.

Local **garbage service** available (currently through Heatons); rural mail delivery at Flats Rd. with a parcel drop-off bin for USPS, UPS or Fed Ex parcels.

**Jurisdiction:** Blount County

**Mail Stop:** Tallassee, TN 37878

**Area Code:** (865)