

- Own your own "Piece of Paradise" The "Best of Country" living !
- 4120 sq ft. Main house,
- 1800 sq ft. In-Law apartment out building,
- 1700 sq ft. Barn,
- In-ground 16 X 32 Pool
- 16 Acres (fenced, ready for horses)
- Only 45 min. to Chattanooga, 1.5 hrs to Knoxville and 2.5 hrs to Atlanta & Nashville.

\$750,000.00

Enjoy Rhea County lowest property taxes in TN.

Quiet Country setting only 3 miles from Dayton Courthouse Square.

This listing includes a 4120 sq ft (heated area) Home plus separate 1800 sq. ft. out- building (900 sq ft Workshop and a 900 sq ft. Apartment (or hobby studio).

OUTSIDE amenities:

* Home sits at top of knoll offering panoramic Mountain "cove" foothill views from every window. Walking paths and trails through woods.

*940 sq ft - [10 ft wide] Veranda porch with French doors opening from house to Pool patio area.

* In-ground 16 X 32 Swimming Pool, Patio Deck and Cabana with bath, dressing room and covered dining deck. **PLUS**, 250+ year old Oak tree shading house. Additional acreage available, (up to 60 +/- acres available at \$10K per acre).

TO VIEW FLOOR PLANS AND ADDITIONAL PHOTOS:

<http://property.gattoent.com>

MAIN HOUSE: 4120 sq. ft.

INSIDE: MAIN FLOOR

* All Oak Hardwood floors through out the house with exception of Carpeted Bedrooms.

FIRST FLOOR: (From West to East)

- * **JUNIOR BEDROOM SUITE** on first floor, with connecting **Master bath** with "Jacuzzi" Tub and separate corner Shower.
- * A "Cook's" **KITCHEN** with informal **DINING** area. Custom crafted Oak cabinets. All Maytag Appliances (36" Gas Range, Dishwasher New 2006, 25 cu ft Refrigerator new 2006, plus Maytag Washer & Dryer.
- * **LIVING ROOM** French doors open to rear Veranda overlooking pool deck. 10 foot floor to ceiling Field Stone Wood burning Fireplace with Wood storage box built to stone wall.
- * [**MASTER BEDROOM SUITE**[18'X28]' Seating area at one end. **Walk-in Organizer Closet** [10'X11'] with Shelved wall units. **Master Bath** [14.5' X 10']Kohler fixtures and Kohler Jet 5.5' Bathtub Shower. His and Her Sinks in Double use Counter. Separate privacy alcove for toilet. Floor to ceiling Linen / Necessities closet. Separate Heat and A/C Heat pump unit for Bedroom Suite.
- * **OFFICE AT HOME:** [14'X10"] overlooking Pool area.
- * All areas have 36" doors, making the entire main level Handicapped Accessible if needed.
- * **GUEST POWDER ROOM:** at Study alcove between Living room and Master Bedroom area.
- * **SECOND FLOOR:**
- * **Office** (7 X 11) and **Bonus Room** (16 X 17) and Two large Guest bedrooms (14.4 X 16),(15.2 X 16)on, and **Bath** with "Jacuzzi" tub
- * Separate heating and A/C units for each floor

BASEMENT: Oversize 2 car garage (28 x 30) , 1/2 Bath, and large laundry room (28 x 17). Lots of Storage! ,

HILLSIDE WORKSHOP & IN LAW APARTMENT: (ttl. 1800 sq. ft.)

LOWER LEVEL, (Ground level):

WORKSHOP(30 X 30) with **half bath** - (Double overhead door in workshop).Current use is Wood working shop area.

UPPER LEVEL(also Ground level):

APARTMENT,(900 sq ft) (current use is Sewing Studio)

All hardwood oak floors, **Full Kitchen** and Claw-tub **Full Bath**, and Queen **Murphy Bed** Entire Building -Central heat and A/C.

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1000 ft. paved driveway. * Natural Gas and City Water [Also, Deep "sweet water" well, for outdoor use and emergency water supply.]
New Gas Water Heater (2006) Charter.com Cable package and/or satellite service available.

** Owner willing to finance with reasonable down payment.

Floors: 3.0

Bedrooms: 4

Bathrooms: 4.5

Lot size / acres: 16 + ac. (surveyed)

Sq. Footage: 4120 (heated space)

Garage Size: 2.5

Year Built: 1993 & (2006 East wing addition)

School District: Rhea County

Amenities: Fireplace, Central AC, Carpeted Floors, Wood Floors, Gas Range, Patio, Wheelchair Accessible, Nature/Bike Paths, Pool, Spa/Jacuzzi