

**VIEWES, VIEWES, VIEWES**  
45 minutes from Chattanooga

**"MIST ON THE MOUNTAIN"**  
Within 3 hours of Atlanta, Nashville, Birmingham, Knoxville

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**BROW HOME WITH FANTASTIC VIEWES AND 5+ ACRES**, no one can build below you, gently sloping, partly wooded, partly open. View of two states, close range mountains and farther range mountains. No direct sun.

**Are you tired** of seeing the same old thing? Too much "builder's beige? Look no further! Our home is done in the European style with lots of color and unique charm in each and every room. It has 3 bedrooms, 2 full baths, plus detached mother-in-law suite/guest house which could also be used as a studio or rented out. One story with storage under house. Three outbuildings total: guest house, workshop, and studio building with air conditioning. Motor home pad with 50-amp electric hook-up, 400 amp electric in house.

**All outbuildings** on separate 200 amp electric meter. Huge screened porch, rocking chair front porch across entire front, balconies/porches on all four sides. Whole house water purification system in main house and in guest house; reverse osmosis in kitchen.

**Formal living room** has built-in glass shelf bookcase and storage area, coat closet at front entry, formal dining room with views, huge family room with fantastic views, large modern kitchen; all main living areas designed as separate rooms, yet with excellent flow for entertaining. Spacious master bath with twin sinks, 2<sup>nd</sup> bath has separate shower stall and whirlpool tub, large utility room.

**Quality** ceiling fans, outstanding closet and storage areas, sliding glass doors in master bedroom leading to private balcony with great views. Insulated windows, crown molding and borders, quality vinyl and laminate hardwood flooring throughout, Custom-made window treatments, wiring for stereo to every room.

**New tin roof**, separate satellites for TV and internet service. Invisible fencing, garden areas. City water, septic, plus original well, pump, and cute well-house. French drains and terracing for drainage.

**We've upgraded** everywhere. Great neighbors, yet very private. We're at the end of a cul-de-sac on a paved county road. We've loved this home and we've kept it in excellent condition. You really must see it to appreciate it! So many extras ...

**Asking \$389,000**

**SQUARE FOOTAGE:** Total = 2088 sq. ft. heated and cooled; 1800 in main house + 288 detached mother-in-law suite/guest house

**YEAR BUILT:** 1996

**CENTRAL HEATING /COOLING SYSTEM:**

Dual zones; central electric heat pump/AC units

**FIREPLACES:**

Family room: gas burning fireplace stove in beautiful alcove, remote controlled

Living room: Wall-mounted gas log heater

**CARPOR:** 2 car attached

**GUEST HOUSE/MOTHER-IN-LAW SUITE:**

**Full kitchen:** house type appliances, lots of cupboards and shelves, extra outlets

**Full bath:** shower stall; heat/light/air vent

**Heating system:** room a/c; gas wall heater

**Living/Sleeping area:** ceiling fan, loads of shelving, plenty of room, real wood paneling. Could be rented out.

**OUT BUILDINGS:**

Bldg. 1: designed as workshop with workbench, shelving, storage, electric

Bldg. 2: designed as small studio with windows and storage space, air conditioning

**HUGE SCREENED PORCH:** fire wall for BBQ area; different views on all three sides, custom screening

**UTILITY ROOM:** loads of storage, shelving, laundry hook-ups, laundry sink, extra outlets

**SECTION/AREA:** Lookout Mountain, Head River

**SCHOOL DISTRICT:** Dade County

**ACREAGE:** 5.20 acres +/-

**PROPERTY TYPE:** Residential, no zoning

**GRAVEL DRIVEWAY AND 6 YR. OLD TIN ROOF**

**FORMAL LIVING ROOM:** built in hand-crafted glass shelved bookcase with storage, view of beautiful front yard, coat closet at entry

**FORMAL DINING ROOM:** beautiful views

**HUGE FAMILY ROOM:** floor to ceiling windows, fantastic views of mountains in two states [GA and AL] and valley of Rising Fawn below

**LARGE KITCHEN:** loads of cabinets, pantry, updated appliances, pastry counter, extra outlets

**MASTER BEDROOM:** sliding glass doors open to balcony area/views, large closet

**MASTER BATHROOM:** huge with double sinks, tub/shower/views, linen closet and other storage

**BEDROOM 2:** converted to beautiful office area with wraparound desk [three walls] and shelving around two walls; extra-duty electric outlets

**BEDROOM 3:** converted to charming craft room with extra wall shelving and sewing nook

[both can easily revert to bedrooms]

**2<sup>ND</sup> BATHROOM:** whirlpool tub and shower plus separate shower stall, huge linen closet

**WHOLE HOUSE WATER PURIFICATION**

**INVISIBLE PET FENCING, LANDSCAPING**

## HOUSE AND PROPERTY FEATURES

### 1. Features throughout the house

- a. Views, Views, Views
  - i. Long range mountain and valley views from brow property with views of two states [brow property means no one can build below you and ruin your view]
  - ii. Gorgeous northwestern view, but with no direct sunlight in any room
  - iii. View of valley of Rising Fawn and mountains across from house
  - iv. Can see Alabama from any room with this view
  - v. Long Range Views from Family Room, Dining Room, Kitchen, Master Bathroom, Master Bedroom, Screened Porch
  - vi. Front Yard Wooded View from Living Room, Kitchen, Office [2<sup>nd</sup> Bedroom], Craft Room [3<sup>rd</sup> Bedroom], Utility Room, Screened Porch
- b. Custom window treatments
- c. Custom wallpaper border in every room
- d. Crown moulding and baseboards in every room
- e. Excellent water purification system throughout house and all outside faucets
  - i. Reverse osmosis unit in kitchen
- f. City water supply
- g. Septic system
- h. Quality ceiling fans in every room
  - i. Separate switching
- i. Whole house fan
- j. Electric
  - i. 400 amps in main house
  - ii. 200 amps additional on separate meter for all outbuildings including guest house/mother-in-law suite
  - iii. Supplied by GA power
    - (1) Very low bills year round - available on request
- k. Abundant closets throughout
  - (1) Coat closet at front entrance
  - (2) Huge closet in main hallway adjacent to all bedrooms
  - (3) Closet lights with switches in all areas
  - ii. Satellite cable installed in several rooms for TV
- l. Flooring
  - i. Top quality laminate hardwood
  - ii. Kitchen, baths, utility room, and guest house have top quality vinyl flooring
- m. Windows
  - i. All windows have been replaced and are double paned, vinyl, insulated windows with pull-out option for easy cleaning
  - ii. Mini-blinds on all windows
  - iii. Custom window treatments in each room, including utility room

### 2. Living room

- a. Coat closet at entrance
- b. Beautiful wood and glass built in shelving for storage and display
- c. Gorgeous tile work at entrance
- d. Wall gas heater with logs for alternative heat and ambience
- e. Beautiful view of front yard

### 3. Kitchen

- a. All appliances are high quality brand names
  - i. Side by side refrigerator
  - ii. Gas stove/oven in kitchen allows use during power outages

- iii. Self-cleaning oven
      - (1) Special burners on stove top
      - (2) Power burner and simmer burner
      - (3) Extra sturdy burner construction for easy cleaning
    - iv. Dishwasher
  - b. Heavy duty garbage disposal
  - c. Extra duty range hood
  - d. Extra deep double sink basins
    - i. Extra tall faucet for large pots and pans and containers
  - e. Pantry
  - f. Lots of counter space
  - g. Lots of all wood cabinets
  - h. Special folding pastry counter
    - i. Can be used as breakfast bar with stools
  - i. Top quality flooring
  - j. Pass through counter to dining room for serving purposes
  - k. Beautiful long range view from kitchen window
  - l. Two ceiling fans in kitchen area
  - m. Excellent lighting
  - n. Extra outlets for small appliances throughout
- 4. **Formal dining room**
  - a. Fantastic views
  - b. Outside door leading directly to balcony and screened porch for easy access
  - c. Stone tiled entryway at door
  - d. Extra wide windowsill for holding plants
  - e. Extra wide addition to balcony rail outside dining room for plants
- 5. **Family room**
  - a. Gorgeous long range views with floor to ceiling windows
  - b. Huge room with many possibilities
  - c. Gas fireplace stove area with beautiful tile work surrounding it
- 6. **Bedrooms**
  - a. Master bedroom
    - (1) Large closet
    - (2) Double sliding doors to private balcony and screened porch with excellent views
    - (3) Huge adjoining master bath
  - b. Bedroom number two
    - i. Converted to office with wraparound desk on two walls and three walls of shelving
    - ii. Extra heavy duty outlets for electronic items - DSL available
    - iii. Wired for internet satellite
      - (1) Can easily be converted to bedroom
  - c. Bedroom number three
    - i. Converted to craft room with shelving all around
    - ii. Cute nook for sewing area
    - iii. Can easily be converted to bedroom
  - d. Bathrooms
    - i. Huge master bath
      - (1) Double sinks
      - (2) Gorgeous views
      - (3) Lots of lighting, mirrors, and storage
      - (4) Linen closet

- (5) Handicap railings in tub/shower
- (6) Extra tall toilet
- (7) Light/fan/heater in ceiling with separate wall switches
- (8) Extra towel racks so your towels can dry out easily and neatly
- ii. 2<sup>nd</sup> bathroom
  - (1) Huge size
  - (2) Separate shower with handicap railings
  - (3) Additional tub with whirlpool and shower with handicap railings
  - (4) Extra tall toilet
  - (5) Large linen closet
  - (6) Light/fan/heater in ceiling with wall switches
  - (7) Extra towel racks so your towels can dry out easily and neatly

7. **Utility room**

- a. Huge room with loads of floor-to-ceiling shelving
- b. Large counter type shelf for folding, etc.
- c. Two ceiling fans for comfort
- d. Large window with front view
- e. Large laundry tub
  - i. Extra high faucet for use with large containers
- f. Hook-up for washer and dryer
- g. Extra outlets for freezers, etc.

8. **Hallways**

- a. Outlets in all hallways for ease of vacuuming, lighting, etc.
- b. Overhead lights in each hall

9. **Central Heating and Cooling**

- a. Dual zone heat pumps which also serve for air conditioning units
- b. Alternative heat from propane heaters for alternative heat in power outages

10. **Outside features**

- a. Porches and/or balconies on all four sides of house
- b. Rocking chair front porch along entire front of house
- c. Huge screened porch
  - i. Stainless steel screening all around which is almost indestructible
    - (1) Never needs replacing or repair
  - ii. Fire wall for barbeque
  - iii. Plenty of room for table and chairs for eating plus lounge chairs for enjoying the view from all three sides
    - (1) Front view - front yard
    - (2) Side view - wooded area
    - (3) Back view - mountain and valley long range view
    - (4) Two outdoor style ceiling fans with lights
    - (5) Doors leading to back and front of house for easy access
    - (6) Porch is in shade all day long and never gets glare from sun - no need for binds of any sort
    - (7) Plenty of room for extra storage, cooking activities
    - (8) Large wooden storage cupboard will stay

11. **Guest house/mother-in-law suite**

- a. Whole house water purification system works in here
- b. Full kitchen with house size appliances
- c. Plenty of counter and cupboard space
- d. Extra outlets for small appliances
- e. Separate 50 gallon water heater
- f. Ceiling fan and overhead light on separate switches

- g. Outside porch light
  - h. Room air conditioner
    - i. Cools in about 10 minutes, no cold spots
  - i. Propane wall heater
    - i. Heats in about 5 minutes, comfy cozy all the time
  - j. Real wood paneling in living areas
    - i. Water resistant paneling in kitchen and bath
  - k. Heavy duty flooring is almost indestructible
  - l. Tin roof matches house
  - m. Bathroom with shower and storage area for cleaning supplies
    - i. Shower stall
    - ii. Vanity sink with cupboard underneath
    - iii. Mirror lighting above sink
    - iv. Toilet
    - v. Storage area for cleaning supplies
  - n. Lots of overhead shelving for storage surrounding living area
  - o. Same gorgeous mountain and valley views as from house
  - p. Picnic table right outside
12. **Workshop**
- a. Huge workshop with extra outlets
  - b. Tons of shelving and worktables for the handy man
  - c. Overhead lighting
  - d. Garage door
13. **Artist studio**
- a. Window and screened door with windows for lots of light
  - b. Special lighting
  - c. Room air conditioner
    - i. Shelving
    - ii. Special electric outlets
14. **Gravel pad for 45 foot motorhome**
- a. 50 amp service for motorhome hook-up
15. **Invisible Fence brand fencing for pets** so you don't need fencing to interfere with view
16. **Faucets**
- a. Purified water through outside faucets on three sides of house
  - b. Hot and cold outdoor faucets on one side - for bathing pets, etc.
17. **Some mature landscaping**
- i. Flowering bulbs
  - ii. Some fruit trees
  - iii. Native blueberries
  - iv. Wooded in front and on sides
  - v. Cleared in back for long range viewing
  - vi. Gently sloping and terraced for water drainage
  - b. French drain to keep water away from house
  - c. Private graveled driveway with entrance posts
  - d. Special delivery box for packages at front gate
  - e. Old fashioned wood fence across front
  - f. Custom hand painted mural of view on mailbox
  - g. Well house and pump could be used for alternate water source
    - i. Well house has hand painted flowers and matching tin roof
18. **Safety issues**
- a. Fire hydrant within one mile

- b. Volunteer fire department and first responders within 12 miles
    - i. Defibrillator due to be installed across road
  - c. Pediatrician lives next door
  - d. Hospitals
    - i. Hutcheson Hospital, Fort Oglethorpe, GA 29 miles  
(1) [www.hutcheson.org](http://www.hutcheson.org)
    - ii. Erlanger Hospital, Chattanooga, TN 39 miles  
(1) [www.erlanger.org](http://www.erlanger.org)
    - iii. Memorial Hospital, Chattanooga, TN 39 miles  
(1) [www.memorial.org](http://www.memorial.org)
  - e. Life Flight available
19. **To map this property, it is best to use [www.mapblast.com](http://www.mapblast.com)**
- a. Other websites and GPS systems require you to type in Menlo, GA 30731
  - b. If you choose to visit, do not use Sulphur Springs Gap road; it is not safe
20. **Access**
- a. Chattanooga Airport 40 miles
  - b. Atlanta Airport 135 miles
  - c. Knoxville Airport 148 miles
  - d. Birmingham, AL 123 miles
  - e. Nashville, TN 148 miles
21. **Restaurants within about 10 miles**
- a. Pat's Diner and General Store/Gas, Cloudland, GA 7 miles
    - i. Good basic food, breakfast, lunch, and dinner, served with a smile always
    - ii. Karaoke on Tuesday, Friday, and Saturday nights with some really outstanding singers
    - iii. [patmassey@tvn.net](mailto:patmassey@tvn.net)
  - b. Canyon Grill, Cloudland, GA 12 miles
    - i. Outstanding food, excellent service, beautiful surroundings, yet come as you are; the best food we've eaten in all of our travels throughout the country
    - ii. [www.canyongrill.com](http://www.canyongrill.com)
  - c. Geneva's Restaurant 12 miles
    - i. Good breakfast and lunch spot, Cloudland, GA 12 miles
  - d. Canyon Quick Stop
    - i. Hamburgers, etc.
22. **Activities and Attractions**
- a. Browline Trolley, 949 Tatum Gulf Road, Cloudland, GA 0.4 miles
    - i. [www.youtube.com/user/TheBrowLineTrolley](http://www.youtube.com/user/TheBrowLineTrolley)
  - b. Canyon Ridge Golf Course, Rising Fawn, GA 7 miles
    - i. [www.canyonridgeclub.com](http://www.canyonridgeclub.com)
  - c. Horse Riding and Equestrian Activities, Wild Moon Ranch and Resort, formerly known as The Preserve, Rising Fawn, GA 20 miles
    - i. [www.wildmoonresort.com](http://www.wildmoonresort.com)
  - d. Cloudland Canyon State Park, Cloudland, GA 12 miles
    - i. [www.gastateparks.org/info/cloudland/](http://www.gastateparks.org/info/cloudland/)
  - e. DeSoto Falls State Park, Fort Payne, AL 25 miles
    - i. [www.alabama.travel/alabama](http://www.alabama.travel/alabama)
  - f. Hang Gliding Park and lessons, Rising Fawn, GA 20 miles
    - i. [www.hanglide.com](http://www.hanglide.com)
  - g. Biking and mountain biking
    - i. [www.trails.com](http://www.trails.com)
  - h. Chickamauga National Battlefield and Park 24 miles
    - i. [www.nps.gov/chch](http://www.nps.gov/chch)

- i. Artsy area of Mentone, AL 18 miles
  - i. [www.mentonealabama.org](http://www.mentonealabama.org)
- j. New Beginnings Bible Church, Cloudland, GA 4 miles
- k. Heartwood Sanctuary and Retreat Center 20 miles
  - i. [www.heartwoodsanctuary.com](http://www.heartwoodsanctuary.com)
- l. Chattanooga, TN 38 miles
  - i. Chattanooga Choo-Choo
    - (1) [www.choochoo.com](http://www.choochoo.com)
  - ii. Incline Railway
    - (1) [www.ridetheincline.com](http://www.ridetheincline.com)
  - iii. Rock City and Ruby Falls
    - (1) [www.seerockcity.com](http://www.seerockcity.com)
  - iv. Southern Belle paddlewheel boat
    - (1) [www.chattanoogaariverboat.com](http://www.chattanoogaariverboat.com)
  - v. Tennessee Aquarium and Imax Theater
    - (1) [www.tnaqua.org](http://www.tnaqua.org)
  - vi. Hunter Museum
    - (1) [www.huntermuseum.org](http://www.huntermuseum.org)
  - vii. Children's Discovery Museum
    - (1) [www.cdmfun.org](http://www.cdmfun.org)
- m. White water rafting, Ocoee, TN 77 miles
  - i. [www.oceerafting.com](http://www.oceerafting.com)

23. **Restaurants within 40 miles**

- a. **Trenton, GA 18 miles**
  - i. Hardee's
  - ii. Wendy's
  - iii. McDonald's
  - iv. Taco Bell
  - v. Pizza Hut
  - vi. Subway
  - vii. Huddle House
  - viii. Asian Garden
  - ix. Randy's Country Buffet
  - x. Larry's Buffet
  - xi. Hartline's Deli
  - xii. Depot Diner
  - xiii. Smokin' Pig BBQ
  - xiv. Brock's Restaurant
  - xv. The Family Place Restaurant
  - xvi. Lalito's Mexican
  - xvii. Rafael's Italian
  - xviii. Little Caesar's
  - xix. Domino's Pizza
  - xx. Krystal
- b. **Mentone, AL 18 miles**
  - i. Log Cabin Restaurant
  - ii. Cragmere Manna Restaurant
  - iii. Preston House
  - iv. The Mentone Inn
  - v. Wildflower Café
  - vi. Windwood Farms Restaurant
- c. **LaFayette, GA 25 miles**

- i. Susie's Sunset Café
- ii. Dari-Dip Restaurant
- iii. Greg's Restaurant
- iv. Ivy Cottage Restaurant
- v. Don Lolo's Mexican Restaurant
- vi. Mi Casita Mexican Restaurant
- vii. Big Wheel BBQ
- viii. Papa John's Pizza
- ix. KFC Fried Chicken
- x. Subway
- xi. Wendy's
- xii. Pizza Hut
- xiii. Hardee's
- xiv. Twins Restaurant
- xv. Arby's
- xvi. Taco Bell
- xvii. Domino's Pizza
- xviii. Krystal
- xix. Grill Depot
- xx. Sonic

d. **Chickamauga, GA 24 miles**

- i. Greg's Restaurant
- ii. Pizza Hut
- iii. First General Store Antiques
- iv. Subway
- v. McDonald's
- vi. Scarlett's Tea Room
- vii. Sonic
- viii. C & M Soup Kitchen
- ix. Choo Choo BBQ & Grill
- x. Guadalajara Mexican Restaurant

e. **Fort Oglethorpe, GA 29 miles**

- i. Shoney's
- ii. Golden Corral
- iii. Longhorn's
- iv. IHOP
- v. Ruby Tuesday's
- vi. Tony's Italian
- vii. Ming Moon Chinese
- viii. O'Charley's
- ix. Panera's
- x. Park Place Restaurant
- xi. All fast foods

f. **Chattanooga, TN 38 miles**

- i. Too many to mention - everything from upscale dining to fast food to ???

24. **Within three hours drive**

- a. Atlanta, GA
- b. Birmingham, AL
- c. Huntsville, AL
- d. Nashville, TN
- e. Pigeon Forge, TN
- f. Knoxville, TN