

Features and Upgrades

5760 Highway 231 S, Castalian Springs, TN 37031

*Built by America's Home Place, December, 2022...2610 Square Feet...3.5 Car Garage...2.35 Acres
(Approximately 213' road frontage, 200' at the rear, 530' North side and 475' South side)*

EXTERIOR:

Genuine James Hardie Siding...a \$19,000 Upgrade.

300'+ of concrete driveway leading to ample concrete turnaround area ...HD Locking Mailbox at the road.

Oversized, enclosed 36' Rear Patio with six (6) Motorized, retractable sun/wind screens (Palm Beach Enclosures) and Hot Tub w/Cover (Artesian Spas, Island Elite/Grand Bahama...5-6 person; features UV as well as Ozone generator to enable chlorine to be maintained at 0.5%...less than most metro drinking water. Bedroom 3 may be accessed from the enclosed porch.

Underground rented propane tank supplies the stove/range, fireplace and the 24,000KW Generac whole-house back-up power supply.

Security includes two (2) exterior Cameras, Ring Doorbell and interior Ring Alarm System...additional exterior security lighting adds to the nighttime appeal of the home and property.

The garage houses a 6'x4' National Storm Shelter for added security in times of need.

Beautifully mature Leyland Cypress trees adorn the front of the property for privacy and sound barrier.

Downspouts are extended into yard to eliminate terminating at the foundation. Also, a drip line extends to extreme rear landscape berm (at the Leyland Cypress and Crepe Myrtles) for ease in watering.

INTERIOR:

Luxury vinyl plank flooring (neutral/light wood look) – no carpeting!

10' Ceilings in the Living Room, Dining Room and Office; 9' Ceilings with 6" Baseboard throughout remainder of home. Extensive Crown Molding at ceilings throughout the home.

Kitchen features a very large island and plentiful white cabinets with high end Cambria Stone (Quartz) countertops, crystal handles, white matte GE Café appliances (with bottom freezer, cold/hot water and ice through the door).

Large Living Room features a ventless gas fireplace with beautiful mantle and surround made of cast, man-made stone.

Walk-in Laundry Room and Pantry features California Closet additions.

Powder Room/Half Bath showcases a most unique custom made back-lighted quartz vanity with unique fixtures...simply stunning!

Primary Bedroom with En Suite Bath has a ceiling fan and features French Doors exiting to the rear of the home; offers a concrete walkway which leads to the rear Enclosed Porch with hot tub.

Primary Bath features a large Soaking Tub and separate walk-in tiled Shower with easy to maintain Rain Glass Doors, twin vanities with Cambria Stone countertops and a 6' lighted, dimmable mirror. Heated towel bar in water closet.

Bedroom 2 and Bedroom 3 w/ceiling fans have walk-in closets and share a Jack-n-Jill bathroom, with each having a private vanity (Cambria Stone countertops) and toilet area as well as a shared tub/shower combo.

Home office offers 15-glass panel French Doors for separation and privacy.

Pull-down attic stairs are located in the garage; partially floored.

EXTRAS:

Whole-house water softener system – includes a recirculating pump to ensure hot water is available on demand.

Reverse Osmosis system installed at the kitchen sink to ensure the highest quality drinking water you could desire.

SERVICES:

Tri-County Electric

Bethpage-Castalian Springs Water

Advanced Propane

Generac Nashville...Ecowater Systems

HVAC by Affordable Heating and Cooling, Mt. Juliet (all serviced and up to date)

Private Septic System (home is permitted for a 4-BR site)

Tennessee Department of Environment and Conservation - Division of Water Resources
 Permit for Construction of a Subsurface Sewage Disposal System



Issued To: Wayne Jawichy
 Location: Hwy 231 S
Castalian Springs, TN 37031
Lot #1 Cecil Academy Prop
Map 029 Pqr 030, 20
 Inspector: Mal S. Zelata Env. Sc.
 Date: 5-27-21

General Notes:

- Please refer to the design specifications for the subsurface sewage disposal system on the first page of the construction permit.
- Contact the local Division of Water Resources representative to schedule a final inspection.
- All electric components (e.g., pump, alarm, etc.) for the subsurface sewage disposal system must be inspected and approved by the appropriate electrical inspector prior to requesting a final inspection. Documentation of the electrical inspection must be available during the final inspection.

*For final inspection call 01:00-02:00 AM
 (Tue & Thur) 615-202-5681

- (1) Maintain field lines on contour.
- (2) Keep field lines 10' from property lines or utilities.
- (3) Protect duplicate area.

