

# Big Timber – Custom Log Home

- ICF concrete (foundation) poured walls
- Natural stone façade (Stone from property)
- Hand scribed (16" to 24" diameter) red pine log structure
- Swedish coped corners -Perm chink stain and clear coat system weather protection
- Central boiler Dual fuel ready (LP-Wood) outside boiler
- Zoned in floor radiant heat, Domestic HW supply and a Heat Pump
- Composite slate shingle roof-Class A rating and 50 yr. warranty
- Hi performance Andersen thermopane windows and French doors/window walls
- Argon filled insulating glass, Grilles inside insulating glass, screens
- Natural gravity fed cistern from mountain spring-emergency water backup feeds directly into home water system and provides water to taps, toilets and showers
- Gourmet Kitchen- granite countertops/High end SS appliances- dual fuel gas cooktop and oven/premium cabinetry
- 6 panel solid pine interior doors
- 6" reclaimed heart pine floors on main level
- Large natural stone fireplace (All stone from property with exception of hearth stone)
- Home is prepped for AC
- Home is prepped for gas/wood fireplace in MB
- MB walk-in closet with washer and dryer with concealed (in wall) ironing board
- Home is prepped for emergency generator (just needs outside unit)
- Hi efficient closed cell spray foam insulation (R-42)
- Ceramic tile walk in showers and floors
- Claw foot tub
- Full, partially finished basement
- 2nd country kitchen, bonus room, half bath and utility closet with washer/dryer and cabinetry
- Central vacuum- each floor has dedicated outlets and kitchen has toe kick outlet
- Cable TV/internet/satellite/land line phone available
- Outdoor underground wine cellar/storm cellar built in to side of the mountain.
- 2 washer and dryer locations
- Long range mountain and valley views

The main house was built in 2007.

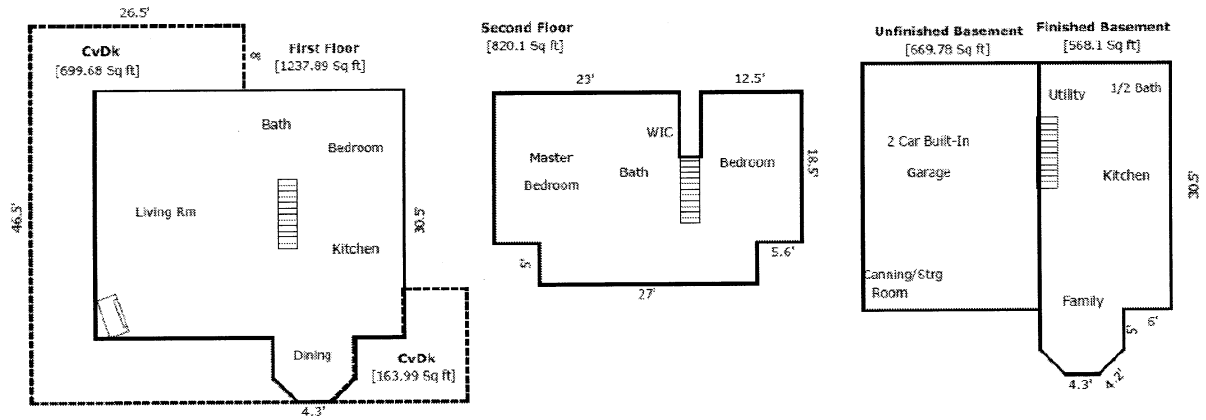
2058 sf above grade

1238 sf basement with 568 sf finished.

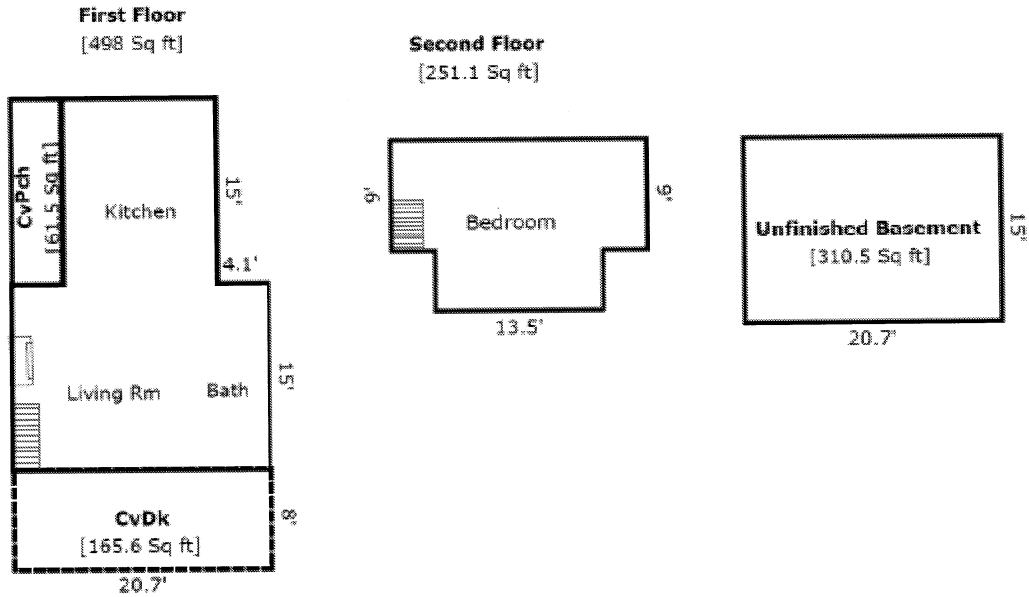
## **Cabins Details- Papa Bear/Mama Bear/Baby Bear**

- 2 Cabins fully restored (originally built 1890 & 1920. Restored around 2007)
- 1 cabin built in 2012.
- Log & wormy chestnut siding
- Complete new roof structures- framing, sheeting, roof membrane, and vintage steel or composite slate roofing
- Skylights
- Tile walk-in showers, tile flooring, antique cast iron claw foot tubs in bathrooms
- Reclaimed hardwood floors & kitchen cabinetry
- New propane forced air furnaces with A/C
- New updated electrical and plumbing
- Hi-efficient insulation package (closed cell spray foam, thermopane windows, R-19 walls & R38 ceilings) -Central vacuums in each cabin
- Fully equipped kitchens (granite counters, appliances, cooking & eating utensils included)
- Fully furnished cabins w/antique & vintage furniture and décor
- Natural stone wood burning fireplaces
- Washer/Dryer hook-up in each cabin
- Satellite TV -Mountain views from each cabin
- Haywood County occupancy permits- code compliance
- Haywood County septic systems- code compliance
- 2015 certificate of excellence on TripAdvisor

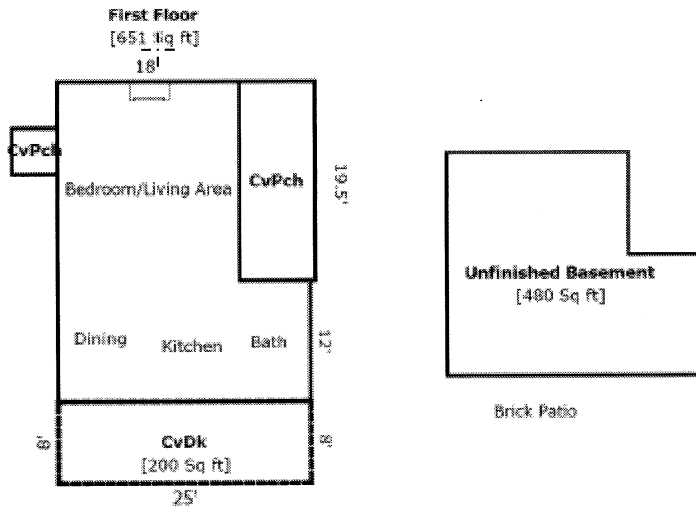
# Big Timber



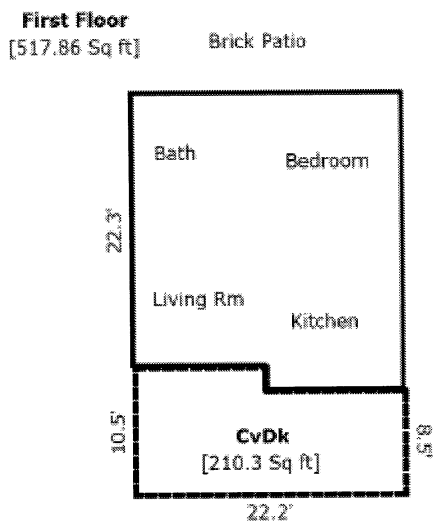
# Papa Bear Cabin



# Mama Bear Cabin



# Baby Bear Cabin



## Other Property Details

- Large antique log barn for livestock, machinery, workshop, hay storage
- 16 x 24 machinery storage building
- 8 x 10 garden shed
- 10 x 12 goat barn
- Antique windmill
- Established apple trees, grapevines, blackberry and raspberry, strawberry, black walnuts, rhubarb, wild ginseng
- Newly planted orchard: peach tree, pear tree, cherry tree, apple trees
- Total 50.86 Acres
- Approximately 7 Acres fenced goat pasture
- Approximately 10 Acres fenced cattle/horse pasture
- Fenced chicken yard (poultry netting over top) and chicken coop
- Pond
- 2 wet weather creeks
- Garden plots and raised bed vegetable planters Currently raised on the property: Beef, goats (milk and meat), Honeybees, Vegetables and fruit