

1365 Neptune Road, Ashland City, TN 37015

Built 2014 - 2,378 SF - 3 bed, 3.5 bath - 11.89 acres

3,678 SF w/ finished basement/finished garage + safe room (reinforced concrete walls/ceiling w/steel door)

UTILITIES

- Geothermal system for Heating/Cooling/Hot Water-cuts electricity costs; instant hot water at all faucets with recirculating pump
- Electric bills for past year average \$180/ month (benefit of geothermal)
- Septic tank and leach field behind house on garage end
- City water meter at road with water shutoff in basement
- 500-gallon propane tank behind house

HOME STRUCTURE

- Superior walls foundation (reinforced/insulated concrete) on below grade sides reinforced concrete, prevents moisture issues seen with block or poured concrete walls
- 3 wood-burning fireplaces: master BR, living room, back porch
- 2-car attached garage
- 2-car detached garage w/electricity and wood-burning stove & insulated workshop inside w/ 220V outlet
- All garage doors (4) with electronic opening and remotes
- Auto exterior LED soffit lighting and security lights on house and detached garage
- Argon insulated double-hung windows
- Hardi-board fiber cement siding

HOME DETAILS

- Engineered hardwood and tile flooring
- Wood trim throughout house w/Walnut mantels w/custom Walnut mirror frames
- Cedar interior/exterior beams
- Solid wood interior doors
- Solid Knotty Alder wood cabinetry (no fiberboard)
- Granite countertops
- 21' 7" ceilings in great room; 13' ceilings in master bed; 12' ceilings in master bath
- All BRs have own full bathrooms, master suite & back bedroom have deck access
- Propane gas stove/range
- Electrical outlet on top of hanging island w/switch on kitchen island
- LED lights under and over cabinets
- Soft close hinges on all cabinets and drawers
- Fully finished basement w/ living area, gym, Mag-lock safe room w/ slat board, & storage!

PROPERTY

- New concrete driveway w/ gated entrance
- Fenced-in front yard (right front yard)
- Fenced-in dog kennel (off basement garage)
- Possible second build site behind detached garage w/ separate driveway
- Secluded back pasture beyond detached garage
- Custom brick mailbox
- Over \$100k worth of land clearing to allow for view, possible second build site, & tree growth