



## Multi-family sustainable property, nestled in the woods of TN

Formerly part of the Three Springs Camp for boys, this property has been converted into a multi-family estate with many sustainable-living features. The remodeled buildings (built with industrial-grade materials) are very solid and house over 13,271 square feet of living space, shared between 4 finished homes and a 4,000 SF event venue. Other buildings include a large well-lit shop, storm shelter, hoop house, milking shed and food storage/pantry building. Nearly 30 acres including forest, timber, fruit trees, blueberry bushes, a large garden, and about 2 acres of pasture. Well has a solar pump, and additional solar panels power three of the buildings. Long paved driveway. Very private, but only an hour from Nashville! Perfect for a retreat center or family compound.



## Buildings:

**Home 1:** 3,560 Square foot, slab-built, brick home has tile flooring throughout, 9-foot ceilings, a large open-plan living, dining, kitchen area, 2nd living area or den, large storage room, 3 bedrooms, 3 full baths, 1 half bath, additional living room, and wrap-around deck/porch, large patio area in back. Large kitchen with island (Island top does not convey). Home has two wood-burning stoves that provide sufficient heat all winter long. Also central heat and air-conditioning. Master bedroom has a walk-in bathroom and sun room. Newly added mudroom is attached to the pantry building. House is powered by solar panels (see Utilities below). Home has a large septic system shared by Home 2.

### **Pantry building:**

350 SF one room, Concrete-block slab-built with two doors and window, heating/air conditioning wall unit, painted concrete floor, 9-ft. ceilings, corrugated metal roof, fluorescent lighting. Building is powered by solar panels (see Utilities below).

**Home 2:** 1,305 Square Foot brick slab-built home has open-plan kitchen/dining/living area laminate wood flooring in most rooms, 9-ft. Ceilings, 4 bedrooms, 1 full bathroom, 1 closet/storage room. Large Dutchwest wood-burning stove provides sufficient heat all winter long. Large patio area. House is powered by solar panels (see Utilities below).

**Home 3:** 2,700 Square foot concrete block, slab-built home has been newly insulated with 3” Poly Iso foam-board insulation and new drywall. Tile flooring throughout, 9-ft ceilings, 4-bedrooms, 2 full bathrooms and 1 half-bathroom, open-plan living/dining/kitchen with walk-in pantry and quartz countertops. House is heated and cooled with mini split units. Also has a wood-burning stove. Master-bedroom has a walk-in bathroom.

**Home 4:** 1,120 square foot wood-frame home with concrete-block crawl space, open-plan living/dining/kitchen, 1 bathroom, 3 bedroom, tile and laminate flooring, built-in bookshelves, and covered porch. Heat and air-conditioning is provided by a mini-split system and wood-burning stove.

**Event Venue:**

Originally a gymnasium, this 4,000 Square foot concrete-block building with corrugated metal roof has been converted into an event venue with an auditorium that can sit over 200, a heating/air conditioning unit, men’s and women’s bathrooms, storage room, office, kitchen, and has a second story above part of the building that contains a guest-room. The auditorium floor is partially finished with professional-grade carpet tiles, the kitchen and bathrooms floors are tile, and the upstairs guest room is laminate.

**Shop:**

Approximately 1900 square foot corrugated metal building on concrete slab with exposed concrete floor, rolling garage door, heating and air-conditioning units, insulated attic, lit with over 100 LED light tubes.

**Pavilion/pole barn:**

Approximately 25 X 15 ft. with corrugated metal roof and dirt floor.

**Small milking shed with power and water**

**2 sea boxes:**

Could convey with the property or be removed, depending on buyer’s preference.

**Concrete Tornado Shelter**

Can be used as root cellar and storage

Can accommodate over 20 people in emergency

**Agriculture:**

- Apple Trees, Blueberry bushes,
- Organic garden approx. 50 X 100 feet, planted with blackberries, blueberries, joga bushes, goumi bushes, black currants, gooseberries, hardy kiwis, and 12 raised beds 4 X 16 feet.
- 14 X 25 feet Farmer's Friend Grow tunnel
- Many mature trees ready for logging

- At least 2 acres of pasture

## Utilities:

- **Off-grid power for three of the buildings**

The off-grid solar array is new as of 2023, with all new equipment. It is an expandable 6,000 W unit of new panels and 6000 W inverter providing 50 amps in three interior critical load panels. House 1, the Pantry Building, and House 2 are running on a combination of solar and grid power. Solar provides sufficient lighting, and full power for five refrigerators and freezers. (worth an estimated \$60,000.00)

- **Independent hookup for RV or trailer**

- **Solar-powered shared well**

The water well has its own separate solar system and dedicated DC pump which pumps water to a 2500-gallon storage tank which rests on the top of a ridge several hundred feet above the valley. Water pressure is superior to that of city water. Lab tests show superior water quality and purity. Our own tests for common bacteria have never been returned positive. The well supplies all the buildings on the property and is shared with neighbors at 6600 Taylor Creek Loop Nunnely, TN 37137-2666 (see shared well agreement).

- **Internet service:**

MLConnect fiber optic (up to gigabit speeds) is installed.

Backup internet service options: Sufficient view of the sky for StarLink satellite internet.

- **50ft tower on the north hill with line-of-sight to Tennessee Wireless towers.**

Also Suitable for HAM radio