

## **Amenities, Upgrades, & Information about 1075 Jimmy Malone Road**

### **House**

Vinyl siding and stone exterior  
Large Kitchen w/Island  
Brand New Granite Countertops  
Double oven & radiant cook top  
Electric Utilities w/propane fireplace  
Hard Wood Floors  
Solid Wood Cabinets  
Vaulted Ceiling in Living Room  
9' Ceilings throughout first level  
Large Jacuzzi Tub in Master Bath  
Tankless water heater  
Custom Built 2000 Square Foot Deck  
360 Degree View of the Mountains/Hillsides/Valleys  
City Water  
Spring Water with 2000 gallon holding tank and extensive water filtration system.  
400 square foot of attic/storage

### **Guest House**

Tankless Water Heaters  
Office & Full Bathroom  
Separate Entrance

### **Land**

110.24 acres of pastures, forests, trails, hills  
Fenced and cross-fenced  
4 ponds  
Abundant White Tailed Deer and Wild Turkey  
Additional Acreage available

### **Outbuildings**

10-car remodeled garage w/Full Workshop, electricity and water  
Separate 1-BR Guest Quarters with Office and Bathroom  
New 20' x 21' Aluminum Barn  
60' Round Pen and holding pen  
200' Professional Greenhouse with heat, electric, & water  
8'x10' commercially built dog house with electric and water with a 20' x 8' high topped fenced run with  $\frac{3}{4}$ " rubber mats throughout.  
Large Putting Green

### **General Information**

15 Minutes to Center Hill Lake / Edgar Evan State Park  
15 minutes to Smithville  
30 Minutes to I40  
45 Minutes to Nashville Airport  
45 Minutes to Murfreesboro  
45 Minutes to Lebanon