

6015 Sawyer Rd

Remodel Features & Property Notes

****Majority of the renovations were done in 2017 by Big Bear Construction, LLC. Original home was taken down to the studs, everything was updated**

- **Exterior**

- Removed (2) layers of exterior siding
- Select Siding & Cedar Shakes
- Custom hardwood shutters
- GenStone foundation
- New metal roof
- New 6" aluminum gutters with guards
- Vaulted covered deck with tongue & groove ceiling, can lighting, & fan
- Speakers, cable, and ethernet wired to covered deck
- 120 gal propane tank services dual fuel oven and fireplace
- New concrete sidewalk
- Concrete driveway to new garage
- New 25 ft retaining wall
- New vapor barrier in crawl space
- Additional structural supports added in crawl space
- LED exterior flood lights & light fixtures
- Eve lighting
- Electric well for garden water
- 3-4 acres fenced pasture/woods for livestock grazing

- **Outdoor Living Space (2020 Addition)**

- Inground 18 x 36 gunite pool with heater by Tony Reed and Smokey Mountain Gunite
- 20 x 20 pavilion with lighting, fan, tv, & wood burning stone fireplace
- 7,000 sq. ft. concrete deck
- Retaining wall
- 500 gal. propane tank
- Inground sound system installed, WiFi enabled

- **Interior**

- All new sheet rock on walls & ceilings
- All new hardwood floors (5" Hickory in Good Earth color)
- All new 3/4" OSB sub flooring throughout
- 32 ft. long 3 ply laminated beam installed to support removed walls
- 6" pine baseboard & 1/4 round throughout
- All new custom, craftsman-style window & door trim throughout
- All new paint throughout
- All new electrical wiring, added additional 200 amp service
- Porcelain tile in all bathrooms
- All new Pex plumbing lines
- Replaced all HVAC ductwork
- Added new HVAC unit in addition
- All new plumbing fixtures from Ferguson's (i.e. Delta)
- (2) 50 gal electric water heaters with recirculation pump
- Gas logs
- Custom barn wood fireplace surround
- Added French doors to covered deck
- New Masonite interior doors
- New stainable, fiberglass front door

- All new energy efficient windows
- New insulation in floors (R19)
- New wall insulation (4" R19)
- New blown insulation in attic (R39)
- New can lighting throughout
- New light fixtures and ceiling fans
- CAT6 (1 Gb) Wired Cable

- **Kitchen**

- 6 ft. extension added at rear of house
- New solid wood kitchen cabinets
- New stainless steel GE Cafe appliances
- Dual fuel oven/range
- Large capacity French door refrigerator
- Dishwasher
- Microwave with vent
- Large island & storage
- Granite tops with lifetime sealant

- **Master Bedroom**

- Tile Shower, soaker tub, double vanity with Carrera marble top
- Added walk-in closet

- **Laundry Room**

- Adjacent to Master Bedroom
- New GE top load washer & dryer

- **Garage**

- Oversized, (2) car
- Wired for stereo, cable, & ethernet
- Dedicated outlet for freezer
- Insulated garage door with 1 1/2 Hp Chamberlain opener
- Sloped concrete to drain outside
- French drain around garage entrance

- **Additional Notes**

- Zoned for Signal Mountain schools
- Walden's Ridge Utility District Water
- EPB Power
- EPB Fiber (cable, gigabit internet, phone)
- Property connects Marshall Creek with trail down behind the house
- Total lot size is 9.26 acres per 2018 survey
- Reinforcement added to crawlspace below island by Basement and Crawlspace Solutions, LLC (2024)
- New landscaping added around the pool (2024)
- New Paint/Stain exterior doors, decks (2025)
- Covered deck screened in Spring 2025