



1535 West Northfield Boulevard, Suite 17 | Murfreesboro, Tennessee 37129
615-896-4600 | www.parksauctionandrealty.com

Welcome to 108 Duck Dr, Estill Springs

The sellers have shared below some important items, upgrades & amenities this breathtaking lake view home features!

EXTERIOR FEATURES

- 1 1/2 ACRES +/- LOT #19
- LOTS OF PINE TREES ON THE BORDER PLUS 8 GREEN GIANT EVERGREEN TREES ADDED IN 2023
- EXTRA PARKING
- COVERED FRONT PORCH & SIDEWALK
- ROOF 2018
- CARRIER CHA DECEMBER 2018
- ALL BRICK PAINTED WHITE
- NEW WINDOWS & 2 SLIDER PELLA DOORS 2009
- 30' X 30' BOATHOUSE WITH 200 AMP SERVICE, OVERHEAD STORAGE SHELVES, REFRIGERATOR, SEVERAL PLUG OUTLETS. ONE 10' GARAGE DOOR & ONE 8' GARAGE DOOR w/ DOOR OPENER.
- COVERED BACK PORCH WITH COMPOSITE FLOORING
- 2 PORCH CEILING FANS
- CHAR-BROIL PERFORMANCE GRILL W/TANK
- 3 PLASTIC CHAIRS W/CUSHIONS IN GRILLING AREA
- WELL-HOUSE WATER FOUNTAIN
- FIREPIT
- SHED/GENERATOR/FISH CLEANING TABLE PLUS OTHER STORAGE PLUS GARAGE DOOR INTO BASEMENT
- 1 1/2 CAR GARAGE W/INSULATED DOOR & DOOR OPENER AND LOTS OF CABINETS & SHELVES FOR STORAGE,
- LAKE VIEW OF WOODS RESERVOIR LAKE
- PROPERTY LINES ARE STAKED
- FLAGPOLE
- MARTIN HOUSES / BLUEBIRD HOUSES
- SEPTIC PUMPED IN 2009----2018----2026
- TREATED FOR TERMITES 2009 / SPRAYED AGAIN IN 2022

INSIDE FEATURES

- NEW REMODELED KITCHEN OPENED UP FOR VIEW OF LAKE W/NEW CABINETS W/NICE BIG DRAWERS
- REAL HARDWOOD & LVP FLOORING & PANTRY
- RANGE HOOD, STOVE, DISHWASHER, REFRIGERATOR & MICROWAVE
- FAUX WOOD 2" WHITE WINDOW BLINDS
- FOYER WITH BREAKFAST AREA & CEILING FAN
- 2 SLIDER DOORS & LG WINDOW IN LR HAVE DRAWN DRAPES
- 4 PRINTS IN KITCHEN
- 2 BRICK FIREPLACES—WE WERE TOLD THEY NEEDED TO BE WORKED ON (THAT WAS OK. WEREN'T GOING TO USE ANYWAY.
- HALL BATH WITH STACK WASHER/DRYER, NEW STANDUP SHOWER, LINEN CABINET
- MASTER BATH-ALL NEW. TILE SHOWER, WALK-IN CLOSET
- 2 WALL HAIR DRYERS & IN EACH BATH
- FULL BASEMENT WITH 2 VENTS, DEHUMIDIFIER, 2 SUMP PUMPS, HUGE CLOTHES CLOSET, PARTIAL FINISHED BUT VERY USABLE. I HAVE ALL MY CRAFTS SET UP IN THERE.
- \$17,000 WATERPROOFING BASEMENT BY AFS 3/18/2020
- WARRANTY TRANSFERABLE. YEARLY CHECK UPS. PURCHASED A 5-YEAR SERVICE CHECK UP. 3 YRS LEFT. COMPANY CALLS TO SCHEDULE YEARLY APPOINTMENT
- POOL TABLE WITH ACCESSORIES
- WATER HEATER 8-12-2012
- PLENTY OF BED SPACE IN BASEMENT
- MAIN LEVEL 2 BEDROOMS & 2 BATHS

