

# 160 Speckled Trout Run

## Brevard, NC 28712

### Utilities

- Electricity: Duke Energy
- Internet Services Available: Comporium, Skyrunner Wireless BroadBand, Starlink, ViaSat, and others
  - Please see the attachment regarding the potential for high-speed Internet to Steel Creek.
- Propane: Blossman Gas; (828) 890-1314; [hendersonvillenc@blossmangas.com](mailto:hendersonvillenc@blossmangas.com)
  - 500-gallon buried tank; leased; rental is billed annually on March 1st

### House Information

- High-quality, off-frame modular construction using 2x6 inch wood framing on custom-designed Superior Walls foundation providing better insulation and green values than traditional 2x4 inch wood framing and conventional concrete foundation.
- Ultra high-efficiency Munchkin Contender Gas-Fired Hot Water Circulating Heater with Superstor Ultra Indirect Water Heater. The three water pumps within this system control three zones in the house. The corner bedroom has a TH5000 wall control that controls heat in the two front bedrooms and guest bathroom. The TH5000 wall control on the dining room wall controls the kitchen and family room/dining room main area. The TH5000 wall control in the primary bedroom controls heat for that bedroom and bathroom. Each wall control requires batteries to control the system.
- Lennox Heat Pump and AC with UltraViolet Light Filter System were installed to provide air conditioning and alternate heating systems and can be controlled remotely through a WiFi setup. This system is controlled by the touch panel mounted on the wall going into the laundry/mud room. Mac Heating and AC company did the installation and their information is within the touch panel settings and can provide annual maintenance to both systems.
- The garage door is 16 x 8 ft providing additional height for taller vehicles. The custom-built garage is outfitted with a 240V circuit and 20 amp wall receptacles to support a workshop. Plenty of room for two or more vehicles and other items.
- The water well is 605 ft. deep utilizing a 1 ½ HP 240V, 7 GPM, deep well pump. The water pressure tank is located in the basement and maintains water pressure using a 30/50 PSI pressure switch. There is a second wellhead located under the stack of rocks in the center island which can be developed by adding its own well pump providing the property an alternate water source.

- The chimney chase extends into the basement allowing for the future addition of a wood-burning stove if desired.
- The gray box on the basement stairwell is an Intermatic timer for the whole-house exhaust/air circulation system. There are two screw-on pieces that you attach to the timer to trip the system on/off if you want to use the timer. The timer is currently set to off. The on/off and fan speed controller is in the primary bedroom.
- All smoke detector batteries on all floors were changed in FEB 2024. One carbon monoxide detector in the kitchen plugged into the wall had new batteries changed in FEB 2024.
- There is a natural water spring located midway along the western boundary of the property that feeds the small pond at the bottom of the property. This natural spring water can be developed into another water source for the property as well.
- There is a section of an old hiking trail that starts just to the East of the small pond and winds its way up the hill towards the house and past the house to the Northeast corner of the property. Yellow trail blazes can be seen on the trees marking the trail. The trail needs some maintenance and new paint applied to the weathered trail blazes.
- There are three floodlights installed at the peaks/eaves of the house, one on each end of the house and one in the back. The light switches for these flood lights are by the front door (far right) and by the screened porch door (labeled FL). Capped wires are in the attic to install flood lights on the front of the house if desired, the light switch is at the bottom of the stairs leading up to the attic (left switch). The garage has flood lights on the front and back eaves which are controlled by light switches in the garage.
- There is a chase in the attic that runs from the attic all the way into the basement to provide ease of running plumbing, HVAC, and electrical to the attic level when deciding to finish the attic with additional living/recreational space.
- There is a golf course, fruit/vegetable stand, church, restaurants, post office, dollar general store, recycle center/garbage drop, and other businesses within a few miles of the entrance to Steel Creek.