



MITCHELL REAL
ESTATE & AUCTION
(931)-879-9149

Welcome Home!

Property Address: 10.36 Dye Rd Clarkrange, TN, 38553

Things We Love About This Home

- Country setting, peaceful
- Lots of room for the kids to explore
- Wonderful neighbors
- Rooms are large, plenty of room for everyone
- House has character
- Front porch with a swing on spring evenings
- Plenty of garage space for my sons to work on projects
- Tons of storage space
- Big workshop

Things We Love About This Community

- Friendly neighbors
- Small town, although close to larger communities
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Average Utility Bills

	Company	Summer Avg.	Winter Avg.
Electricity	Volunteer Electric	\$298	\$350-
Telephone			
Internet	Twin Lakes - Fiber optic	\$90.20	\$90.20
Water	Fentress County Utility	85	85
Gas	Middle TN Natural Gas	\$30	\$150- central unit on natural gas

Other Service Provider Referrals:

- Lawn Maintenance
- Cleaning Service
- Pool Service
- Alarm Service
- Trash Service Take to dump or Commerce Center - 7am-5pm daily
- Pick-up Days?
- Miscellaneous

HOME IMPROVEMENT LOG

PAST 5 YEARS

APPROXIMATE DATE	DESCRIPTION	APPROXIMATE COST
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<u>March 2025</u>	<u>Upstairs heating and air unit replaced</u>	<u>\$1200</u>
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<u>June 2023</u>	<u>Backyard fence replaced</u>	<u>\$1000</u>
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<u>April 2026</u>	<u>Chimney removed, roof replaced where needed</u>	<u>\$5000</u>
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<u>June 2022</u>	<u>Ductless air system for guest house</u>	<u>\$700</u>
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<u>March 2024</u>	<u>Pool filter, pump, pipes replaced</u>	<u>\$800</u>
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<u>Sept. 2024</u>	<u>Water line from road to house replaced, new</u>	<u>\$1200</u>
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