

This is a once in a lifetime opportunity to own one of Chattanooga's premier luxury waterfront properties, Camp Dixie. Resting on 24.84+/- acres with unparalleled views of the Tennessee River and surrounded by 2,365+/- feet of water frontage making this a truly unique offering. The property offers a separate 4,435+/- Sq.Ft. lodge with an apartment that is used for weddings/events and it seats approx. 100 people. There are 3 covered pavilions, picnic tables, a floating boat dock, a boat ramp, and a detached 10-car garage.

This simply elegant, custom, 9,704+/- Sq.Ft. Estate home with exquisite bespoke finishes will take your breath from the moment you arrive.

The oversized foyer leads you to the great room with a 26'+/- vaulted ceiling that is framed by mahogany wood beams, floor to ceiling windows for natural light, floor to ceiling stacked stone fireplace that is wood burning and is set up for gas if you want to convert it. The fireplace also has built-in storage for wood with access from outside so that you don't track wood into the great room. There is a built-in entertainment center, two wood doors that slide to open up a closet and the other accesses the basement, and the "Nana doors" that open up the whole end of the great room to the veranda.

The kitchen is circular shaped, it has a cork floor, large Teak wood center island, Kitchenaid stainless steel dishwasher, two more dishwashers that match the cabinets, a Sub-Zero refrigerator that matches the cabinets, hot water faucet, specialty cabinets, china cabinet, Silestone countertops, tile backsplash, under cabinet lighting, and the large AGA Stove that is an enameled cast iron stove with ovens and top hot plates that run at different, pre-set temperatures all of the time.

Off of the kitchen is the breakfast room with access to the veranda, a walk-in pantry with a sink and pass-through door to the kitchen, triever with hidden rotating storage shelves, a hopscotch board made from different wood from throughout the house is in the hallway floor leading to the half bath with glass knobs on the cabinets, and the utility room with a Kohler farmhouse sink, Silestone folding counter, and glass knobs on the cabinets as well.

The hall on the other side of the great room has a built-in china cabinet with lighting that is the whole length of the wall. There is a guest bedroom with a private bath, and an office that overlooks the water and has a built-in desk for two people, bookshelves, and a hidden staircase.

Finishing up the main level is the master bedroom with Tigerwood floors, 9'+/- ceiling, access to the veranda, built-in bench by the window, and the en suite has his and her vanity rooms, Kohler sinks, tile floors, fossil stone countertops, large tile shower with 7 shower heads, water closet, washer and dryer hookups, two walk-in closets with custom shelving with center island, and built-in bench by the window, and the other has a spot for you to grab your outfit for the day.

As you get off of the elevator or come up the steps to the upper level, one side is the circular formal dining room with a vaulted ceiling with wood beams, rounded windows that provide lake views as far as the eye can see, the Dumbwaiter services this room, and you have access to the upper-level veranda.

Go across the catwalk and there is a storage closet and mahogany built-in bookcase on the right. On the left is a full bathroom with marble tile flooring and a large jetted tub/shower combo with a rain shower head. There are two additional bedrooms, one facing the lake and has oak flooring, the other faces the front of the property and has walnut flooring, and a covered patio as well.

Going down the custom wood steps to the lower level or take the elevator downstairs, you will enter the rec room with French doors that open to the lower level patio. There is also a half bath with tile flooring, a den with a built-in aquarium, and access to the dumb waiter, multiple storage rooms, 2-car garage, single covered parking spot, under deck storage space, and access to the extensive patio.

Camp Dixie:

Established in 1952, Camp Dixie was a recreational facility for Dixie Yarn employees dating back to the 1950's. The lodge was built around 1952 and remained an employees' facility for the Dixie Group until September 2000 when it was purchased by a local couple. Now it may be rented for various functions and events.

The lodge is 4,435+/- Sq.Ft. and can seat approx. 100 people.

It has an apartment upstairs with one bedroom, kitchenette, den, specialty room, and full bathroom.

The main room in the lodge has a vaulted ceiling with wood beams, 2 fireplaces, two bathrooms with two stalls and a sink in each, a water fountain, a check-in room for coats, a wall of windows that access the covered porch, and a wall of windows that offer stunning views of the lake. The kitchen has a triple sink, 2 freestanding ranges, refrigerator, Roastmaster food warmer with 3 trays, a large serving counter, storage space, walk-in pantry, and access to the storage room with tables and chairs for events. There is a rec room that has a pool table, a cabinet filled with memorabilia of Camp Dixie, windows that give natural lighting and views of the lake, and access to the covered porch. The covered porch has a built-in brick grill and wraps along two sides of the building. There is a cast iron bell with a decorative pond outside the building by the baseball field.

Next to the lodge is a large covered pavilion with 5 large concrete picnic tables and benches on both sides that seat approx. 75-100+/- people. There is another covered pavilion with a brick fireplace and two picnic tables, and the third covered pavilion with seating built in all the way around the inside. There is a bathhouse with bathrooms on each side by the third pavilion, lake access, and by the floating boat dock.

Items that remain with the property.

HOUSE:

All appliances in the kitchen.

Washer and dryer in the laundry room off the kitchen.

Round table and chairs in the dining room.

Buffet in the dining room.

Desk unit in the office.

Large cabinet in the hall on the main floor.

WORKSHOP:

All tools left in the workshop.

Work tables and table saw.

Misc. woods left in the workshop.

Misc. wood left in the storage upstairs that was used in building the house.

LODGE:

Appliances in the kitchen and washer and dryer in the workroom.

All tables and chairs.

Pool Table with cue sticks and pool balls.

Cabinet in the rec room.

Miscellaneous dishes, silverware, and other memorabilia.