

# Holiday Out RV Park

## Property for Sale List

### FAQ

**How much is the Condo fee?** The fee is \$55 per month with each owner responsible for their own water and electric fees to the utility companies. Sewer and an Associate Membership to Lake Tansi POA is included in the monthly condo fee.

**Does the park have WiFi?** Yes there is a park supplied WiFi internet for normal usage. Streaming TV and movies would be too much for our bandwidth.

**Are there any sites or campers to rent?** All lots are individually owned. The By-Laws do not allow renting sites or campers.

**Can we live at the park year round?** Yes. The office, the laundry and D Bathhouse stay open year round. It can get extremely cold on the Cumberland Plateau so extra precautions are needed to keep the water pipes from freezing.

**If we buy 2 adjoining lots will we have 2 Condo fees?** It depends; there are some combined lots grandfathered in and only pay 1 condo fee per month. If you buy 2 separate lots that are not already combined then you will have 2 condo fees per month.

**Are sheds allowed?** Yes, one 100 sq. ft. shed (8x12 or 10x10) or smaller is allowed.

**Are we allowed to add porches and room additions?** Yes, if they meet the requirements of the Architectural Committee's Regulations and Rules and are approved by the committee.

**Is there trash service?** There are dumpsters located next to the pavilion for household trash. There is a nearby county landfill for large/heavy material.

**Are mobile homes allowed?** No, only units designated as "RV" (Recreational Vehicles) and are less than 420 sq. feet are allowed. Lofts in park models do not count in the square footage. Many people add on porches and screen rooms to increase their living space.

**Are pets allowed?** Yes pets are allowed. Here are the pet rules from the Park's Rules & Regulations document that all owners must abide by: *Only customary household pets are allowed. Pets will remain in the camper or if outside must be kept on a leash and under control at all times. No pets are to be tied outside an RV unless the owner is present, or unless the owner is outside with the pet. No pets are allowed on the beach, in the bathhouses or any recreation area unless they are carried or in a pet carrier. Under no circumstances are pets to run loose or to soil anyone's property but your own. Pet owners are to clean up any waste products and dispose of properly. Nuisances such as excessive dog barking that interferes with the peaceful enjoyment of one's property will not be allowed.*

**A map of the park has been included in this packet**

**There may be more properties in the Park for sale than on this list.  
As you drive through please make note of the for sale signs in the yards.  
Each lot is individually sold by the property owner.**

## Section C

**C-221/222, C-223      \$35,000      Call 423-628-2660**

Three lots \* Double lot w/one condo fee & single lot w/one condo fee \* Selling all three lots together \* 32' RV w/14'x20' addition \* Very good condition \* Clean \* Sleeps 6 \* New refrigerator \* New propane water heater \* New big window air conditioner \* Concrete pad w/hookups \* Shade trees \* Level lot \* Landscaped \* Plenty of parking \* Lots are big enough for park model \*

## Section D

**D-66/66A, D-67/67A      \$79,000      Call 919-740-2265**

Two double lots \* two sheds \* two concrete patios \* two fire pits \* storm shelter \* backs up to forest \* 2001 Quallridge QRT39FK park model \* good condition \* partially furnished \* concrete porch and sunroom \* natural gas \* too many add-ons to list \* MUST SEE!

**D-84/85      \$64,000      Call/Text 865-384-1523 or 865-684-7272**

Beautiful 2010 Park Model cabin with screened-in porch on a double RV lot located at Holiday Out RV Park on Lake Tansi, Crossville TN. Use it for full time living or a summer retreat. One of the roomiest lots in the park that is in between 2 other double lots so the homes are spread out nicely for plenty of privacy. This cabin had been used only on weekends during the summer months until July of 2016 when we had planned to live there full time. Our plans have changed and we regretfully need to sell.

\* Large double lot one HOA fee of \$55/month \* Low taxes. Under \$200/year \* Brand new 9 X 10 screened in porch built the summer of 2016 with a storm shelter below it. \* RV concrete pad for parking a motorhome with 30amp power available. \* 2 large storage sheds \* Separate Covered patio area.

Please call if you have any questions or would like to view it in person or do a Face-time video tour. We are there part time but only live an hour away so we could meet most any time. Don't hesitate it will be also listed on Zillow!

## Section E

**E-21      \$35,000      Call 256-656-0893 or 865-522-2065**

Single lot with lake view \* concrete patio \* front porch \* underground water \* awning \* shade \* newly remodeled \* two bedrooms \* one bath \* walk in closet \* kitchen \* dining area \* living room \* all rooms furnished, kitchen appliances included \* new water heater \* ceiling fans \* baseboard heat \* new carpet \* very clean and well-kept \* nice shed in back \* new Anderson windows \* double entry French doors \* gable roof with gutters \*

**E-24      \$34,000      Call 865-973-1286**

Single lot \* Lot is 1 ½ lots with 2 driveways \* RV sleeps 6 \* Furniture included \* RV is in good shape but not new \* Personal items not included \*

**E-35 & E36      \$39,900      Call 615-394-3226 or 615-394-4644**

Total of 3 lots – 1 single lot and 1 double lot \* Two RVs \* across from bathhouse \* lake view and easy access to lake \* 1 RV has a large screened porch \* 2<sup>nd</sup> RV has large awning \* Sheds with both RVs \* \$39,900 for all. Will divide, call for price if not interested in both. – **E-35 is SOLD!**

**E-40/41      \$68,500      Call 423-506-1597**

Double lot with one condo fee \* 35' park model \* large loft \* 10 ½ ft glassing in addition \* 1 bedroom \* sleeping room upstairs for 6-8 more people \* central heat & air \* concrete drive \* fire pit \* outbuilding \* deck \*

**E-71      \$45,000      Call 615-785-3189**

Waterfront \* concrete patio \* fire pit \* shed \* 36'x12' with two slide outs in bedroom and living room \* good condition \* partially furnished \* blinds all stay \* picnic table \* grill \*

## **Section F**

**F-20      \$38,500      Call 606-308-4730**

2007 Franklin Park Model \* Furnished \* Shed \* Add-on room, ½ screened, ½ sun room \*

**F-21/F-22      \$20,000      Call 260-729-2543**

Lake View \* Double lot \* One Condo Fee \* Great location \* 2 Concrete patios \* Shed \* Water piped to trailer \*

**F-26      \$20,000 or B/O      Call 931-484-3244 or 931-335-7181**

Single lot \* 35' Sportsman RV \* Sleeps 6 \* Furnished \* Complete awning \* Concrete Pad \* Fire pit \* Shed \*

**F-49      \$25,000      Call 865-306-2339 or 865-740-1634**

Single lot \* outside fireplace \* lake view from driveway \* 2007 34' Keystone 5<sup>th</sup> wheel \* 2 slide-outs \* fully furnished \* 1 bedroom plus sleeper sofa \*

**F-69      \$12,500      Call 931-200-0744**

2006 Gulf Stream Cavalier with Awning \* needs some work inside trailer \* lot fronts on Cherokee Trail \* concrete pad \* sewer and electric \* water tap paid \*

**F-88      \$22,000      Call 214-926-0901**

2009 Jayco \* 35' travel park model \* concrete pad \* storage shed \* all furnishings to stay with home \* everything in good condition \*

## **Section G**

**G-01, 02      \$20,000      Call 423-619-6789**

2002 Camper, 35 FT, 2 TIP Outs (12 FT IN LIVING ROOM, 5 FT IN BEDROOM), nice corner double lot located across from office (has 2 condo fee), 50 amp, Gas furnace, electric air, gas or electric fridge, gas stove, oak cabinets (lots of cabinets), queen bed with lots of closet space, full bath, storage building, front porch the length of camper and building, has wood fence around back and side on property line. (if no answer, leave a message and I will return your call)

**G-61            \$17,000            Call 423-602-6442**

Older version Concord \* Remodeled in good condition \* Single lot \* Good location \* Close to bathhouse \* Planted garden to front \* Rear overlooks a large grassy area outside the Park \* Adjoining screen room 18'x10', easily convert to bedroom / living room \* Covered patio 14'x10'6" \* Hook up water, electricity, pay condo fees and you're ready to go! \*