

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-58 \$41,000 Call 423-718-2007

Double Lot, 2 sheds (wired), Concrete Patio, awning, Fire Pit, Fire Place-\$21,000
2004 Travel Supreme Express, 36", 3 Slides-5th Wheel-\$20,000.

D-150 \$24,500 OBO Call 423-653-2572

27ft Jayco Camper, kitchen, bath, sleep sofa, table makes bed, also with queen bed room, nice refrigerator, air and heat. Camper has a sun room built on front with a sleep sofa. Corner lot with lots of shade. Water and electric on site. A gas golf cart included. Across the road from the bath house. Very good neighbors. I have been at Tansi for several years and love the place but have decided to travel more. Owner is responsible for Condo fee of \$55.00 per month along with water and electric bill and yearly land taxes. 91 Wild Horse Trail.

Section E

E-21 \$32,000 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-50 \$38,000 Call 423-313-4731

1.5 Lots-1 Maintenance Fee, 2 Storage Buildings, 2 Refridgerators, Full size Bathroom-w/40 gal. water tank, and walk-in closet. Lots 491/2 and 50.

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-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-61 \$32,000 Call 828-489-9463 or 267-229-2746

Single lot* 158 Comanche Trail, "NEW" 2017 Retro Riverside RV, Only "Eye Catcher" in the Park!
Must See! All décor included inside. Walking distance to the Beach & Activities.

Section G

G-61 \$17,000 Call 423-602-6442 or 423-260-9237

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!

G-068/069 \$28,500 Call 615-519-8399

Nice fully furnished, 60" television in bedroom, gas heat, electric air conditioning, large covered out-
door room, nice fire place, dining area, two decks, 3 porch swings, storage shed, double parking, grass
yard at creek (private). Address is 93 Hollow Log Trail.