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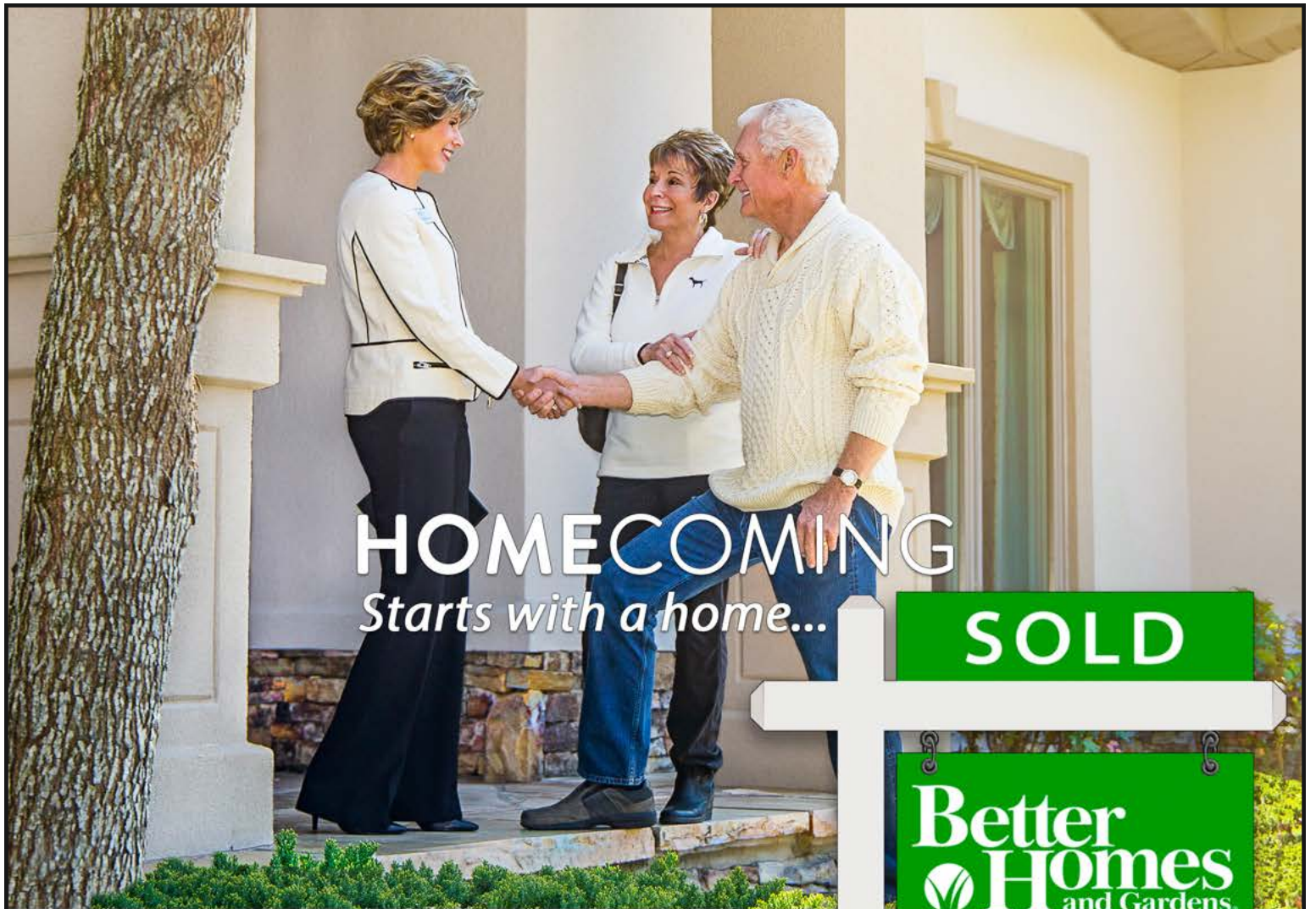
Fairfield Glade

TENNESSEE

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For generations, people have turned to Better Homes & Gardens for guidance on how to live the lives of their dreams. Better Homes and Gardens Real Estate Gwin Realty is here to help you find the perfect home in which to bring those dreams to life.

EXPECT BETTER.



Call one of our professional realtors for a tour of the area. We are members of the Knoxville Association of Realtors & MLS Service and can show you any property currently on the market. We appreciate the opportunity to serve you!

Mary Helen McHugh

OWNER | BROKER

Discover Our World...

Sitting atop the Cumberland Plateau, which is the highest elevation between the Smoky and the Rocky Mountains, is the resort community of Fairfield Glade, Tennessee. At 2,000 feet, our summers are cooler than most areas in the South, and our winters are mild. With 11 scenic lakes for boating or fishing, 5 championship golf courses, award-winning racquet sports facilities, riding stables, indoor and outdoor swimming pools, recreation & fitness complexes, miles of paved walking paths and hiking trails, you won't find a more beautiful or vibrant community to put down roots. There is always a wide selection of homes for sale in various price ranges - many with lake, mountain, woodland, or golf course views.

One of America's 100 Best Master Planned Communities... doesn't that sound enticing? This title has been awarded by *Where to Retire Magazine*, while *Rand McNally* has named Fairfield Glade the 4th Best Place in the United States to Retire. We would like to introduce you to the beautiful Cumberland Plateau, where Fairfield Glade is located. Six miles away is the city of Crossville. We would like to share with you the recreational amenities, the medical facilities, the great shopping opportunities, as well as police, fire, and ambulance services.

There are so many things to tell you about our amazing community - and we haven't even touched on the realty options of buying, renting, leasing, or even just visiting! When it comes to possibilities, you will find everything you need under our roof.

Buying a home? For over 35 years, people have turned to Gwin Realty for the sale or purchase of their home. We are Full-Time Realtors with experience in this rapidly changing industry, and offer our clients a sophistication and a depth of knowledge that inspires trust. You can expect Better Homes and Gardens Real Estate Gwin Realty to be there before, during, and long after the sale.

Renting or leasing? Not only do we represent a powerful brand in real estate, our property management firm, Fairfield Glade Rentals, is the largest in Cumberland County. We manage over 100 units - both homes and vacation rental properties. Just in the past decade, over 75,000 visitors have stayed in Gwin-Managed condos and homes.

Planning a vacation? Let us help! We accommodate thousands of golfers, vacationing families, and people just "trying out" our area every year. Let our golf package company, Tennessee Mountain Golf, plan your perfect golf outing.





Photo: Ralf Crawford ©

Fairfield Glade

TENNESSEE

Why are so many people calling
Fairfield Glade
 one of the **TOP**
RETIREMENT
SPOTS in the country?

Here, in Fairfield Glade, you will find some of the friendliest people you will ever meet. Come experience true Southern Hospitality and you will begin to understand why it is so very special.

There are countless home options to choose from. Beautiful homes on wooded lots or lake view areas, and homes directly on one of our 11 spring-fed lakes. Or, you can live at the edge of your favorite golf course - with 5 courses to choose from! If you're searching for a maintenance-free lifestyle, there are several condominiums and townhouse subdivisions as well. No matter what your preference, you will feel secure knowing you are protected by 24 hour security, fire, and ambulance service. Whether you are buying, renting, leasing, or just visiting, you'll not find a more picturesque area in the South.

The Community of Fairfield Glade is a lifestyle with so much to offer:

- ▶ An abundance of recreational amenities to enjoy
 - 5 championship golf courses with 90 holes of golf & complete pro shops
 - Indoor & outdoor tennis and pickleball courts
 - 1 indoor, and 2 outdoor swimming pools
 - 11 spring-fed, pristine lakes for your fishing and boating pleasure
 - Marina and beach at both Lake Dartmoor & Lake St. George
 - Horseback riding stable
 - Fitness and Wellness Complex
 - Over 50 clubs and organizations
 - Miles of paved walking paths & hiking trails
- ▶ Wonderful dining at Stonehenge Grille & Druid Hills Country Club
- ▶ Shopping mall with restaurants, pharmacy, post office, bank, beauty shop, gift shop, and more
- ▶ 24 hour security, fire & ambulance service on site
- ▶ 8 churches located within the resort
- ▶ Countless home options to choose from - beautiful sites with lovely wooded, golf, and lake views to fit every budget
- ▶ New \$6.5 million community center

Discover the Cumberland Plateau...



The perfect place to locate, live, and enjoy.

The Cumberland Plateau stretches across eastern Tennessee from Alabama north into Kentucky, with Cumberland County Tennessee right at the heart of it. Carved over time by flowing water, the plateau rises more than 1,000 feet above the Tennessee River Valley to a vast tableland of sandstone and shale that dates as far back as 500 million years. Once a remote wilderness, the Cumberland Plateau with elevations reaching up to 3,500 feet, still boasts the world's longest hardwood-forested plateau, harboring many plants and animals found nowhere else. In fact, due to the mild climate with average summer temperatures of 72.8 degrees, one of the highest number of plant species in the world are found here, second only to a remote region of China.

Prior to 1805, what is now Cumberland County was originally hunting grounds of the Cherokee, Creek, Choctaw and Chickasaw nations. Although they hunted the region, they never established permanent dwellings. The rough and rugged terrain discouraged early adventurers, but eventually English, Scots-Irish and German settlers staked their claims in the valleys and occasionally ventured to the plateau to harvest timber and mine coal. Cumberland County was established in 1855.

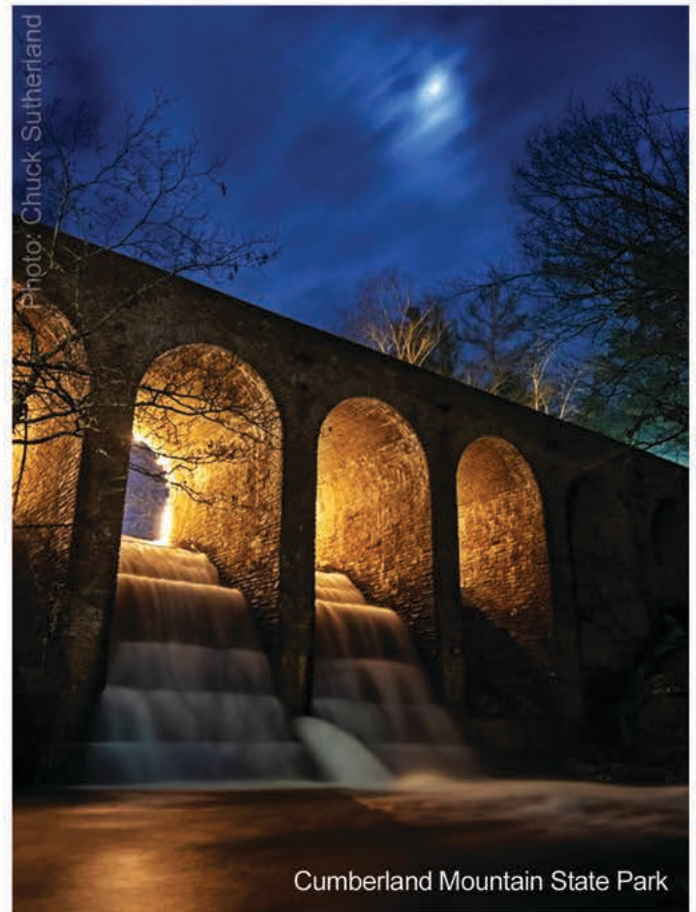
In the center of the county, 4 roads met and crossed. At this intersection was one of the first businesses built in this area, Scott's Tavern. Because of its location at the major crossroads between Knoxville, Nashville and Chattanooga, Mrs. Scott suggested the name, "**Crossville.**" The City of Crossville was incorporated in 1901.



Many local historic landmarks are created using the rare rose-khaki colored rock, Crab Orchard Stone. It is known world-wide and is quarried right here in Cumberland County. Many businesses incorporate our native stone into their architecture, although the majority is shipped to other states and other countries.

With such a moderate year-round climate and so much natural beauty surrounding us, it is easy to find plenty of outdoor activities to engage in and so many places available to enjoy them. From the Cumberland Mountain State Park, the Caryonah Hunting Lodge & Preserve, to the Catoosa Wildlife Management area, it's no wonder people are drawn to the Plateau - especially when you consider all the other options. Live entertainment, historical and cultural attractions, fine restaurants, winery tours, shopping, and the close proximity to major cities - while still enjoying a small town atmosphere - make us truly unique.

Cumberland County provides the beauty of the Tennessee landscape as well as generous offerings of culture, recreation, and technology. With its extremely low crime rate, low tax rate, near perfect weather, and economical housing, there is no other place like it.



Cumberland Mountain State Park

Statistics

CUMBERLAND COUNTY

AREA

Average Elevation.....	1,854 Ft
Square Miles.....	685
County Seat.....	Crossville
Nearby Metropolitan Cities	
Chattanooga.....	75 Miles
Knoxville.....	75 Miles
Nashville.....	120 Miles

CLIMATE

Annual Average Temperature.....	56°
Monthly Average High.....	Jan 44° July 84°
Monthly Average Low.....	Jan 27° July 65°
Annual Average Precipitation.....	55.08 Inches
Annual Average Snowfall.....	10 Inches
Prevailing Winds.....	Southwest

EDUCATION

Elementary Schools.....	9
Middle Schools.....	0
High Schools.....	2
Private Schools.....	6
Technological Schools.....	1
Colleges.....	1

HEALTHCARE

Hospitals.....	1
Clinics.....	8
Nursing Homes.....	6
Assisted Living.....	3



TAX FACTS

- ▶ **No State Income Taxes** on wages
- ▶ **No Personal Property Taxes**
- ▶ **Real Estate Property Taxes** vary, depending on size, location, and features of the home. For a typical \$300,000 home, your taxes would be little more than \$1,000 per year.
- ▶ **No School Taxes**, they are funded by the sales tax. Currently, it is 2.75% locally, in addition to 7% state sales tax.

FAIRFIELD GLADE

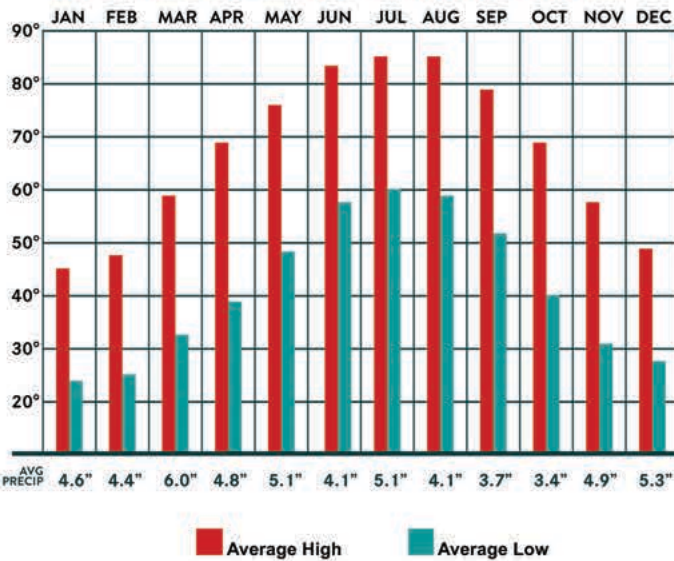
Community Club dues can be paid yearly or monthly, making you a member of all golf courses and amenities at Fairfield Glade. Amenities are pay-as-you-play, meaning you only pay for the amenities you actually use. We will happily provide you with a current rate schedule for all amenities including Golf, Tennis, rental fees for Pontoon Boats, Fishing Boats, Kayaks, Canoes, Paddleboards, Indoor & Outdoor Pools, Pickleball, Gym, etc.



Weather & Lakes

One of the most enjoyable features of our area is the moderate year-round climate. Mild summer days and cool summer nights are attributable to the elevation of the Cumberland Plateau, which also allows for much lower humidity levels than most of the south. Even during the hottest months, the relative humidity only reaches about 72%. While we do get snow in the winter months, it's usually no more than an overnight dusting that fades quickly, at most a couple of days.

AVERAGE YEARLY TEMPERATURES



Keep in mind, of 56" total precipitation, almost 11" of that is snow. This is what creates our naturally lush, green environment and allows the many trees, grass, and foliage to thrive. Because it is spread throughout the year it never feels particularly rainy or dry.

Most residents here take full advantage of our picture-perfect weather. Among the many options of how to fill your days and nights, throughout Fairfield Glade are 11 beautiful spring-fed lakes for your boating and fishing pleasure. The crystal clear waters are stocked with large and small mouth bass, yellow perch, bream, shell crackers, crappie, channel catfish, and blue catfish. The deep waters and high oxygen content provided by the springs of Lakes Dartmoor, Kirkstone, and Glastowbury are home to rainbow trout and walleye as well.

LAKE	ACRES	FT. DEPTH
Dartmoor.....	201.....	88
St. George.....	126.....	43
Canterbury.....	47.....	35
Glastowbury.....	46.....	77
Catherine.....	38.....	25
Pomeroy.....	25.....	29
Kirkstone.....	21.....	41
Sherwood.....	16.....	34
Malvern.....	13.....	36
Spring Lake.....	11.....	18
Oxford.....	5.....	12



Photo: Ralf Crawford ©



Photo: Terry McClellan ©

Medical & Health

Here in Fairfield Glade, we have our own paramedic team and ambulance service on call 24 hours a day. You can feel secure knowing they, as well as our Fire and Police Departments are professionally trained and certified, offering our residents total protection.

Our local hospital, Cumberland Medical Center, is only 9 miles away in the city of Crossville. A 182 bed regional medical center, CMC is fully accredited by the Joint Commission on Accreditation of Healthcare Organizations. The acute care hospital offers special services not usually found in smaller, more rural medical systems. At CMC you will find a state of the art Regional Cancer Center with Image Guided Radiation Therapy, hyperbaric medicine and wound center, an inpatient rehabilitation facility, 24 hour Emergency Department, a fully staffed Same-Day Surgery Unit, Comprehensive Outpatient Services, Cardiac Rehabilitation, Home Health Services, and more. The Lifeline program is a personal emergency response system for elderly patients. The system in their homes is connected to the Emergency Department, offering security and peace of mind.

Most impressive is the beautiful facility located in the center of Fairfield Glade. The 25,000 sq ft Medical Arts building offers a primary care clinic, digital mammography, physical therapy, occupational therapy, aquatic therapy, and laboratory services.

The Wellness Complex offers membership services that include a walking track, aerobics classes, yoga, Zumba, PiYo, Studio Cycling, senior aerobics, aquatics, and cardiovascular equipment. It is staffed by certified personal trainers who will work with you to develop an individual training program, as well as group fitness instructors who offer group exercise classes.

At the CMC Wellness Complex, you can attend Health Classes that provide cooking demonstrations, guidance for weight management, diabetes support, nutritional information, and more.



Golf & Tennis



The Golf Capital of Tennessee.

A golfer's dream! 3 of Tennessee's Top Ten courses are right here in Cumberland County. That's **11 courses** with a total of **216 holes** of championship play. Our near perfect weather, gorgeous scenery, and affordable accommodations, all come together to create the perfect environment for the Game of Kings.

Fairfield Glade is home to 5 championship golf courses, with a combined total of 90 holes that will challenge every golfer. Each course offers 18 holes - with the exception of one that offers an amazing **36 holes!** The most renowned course is Stonehenge. It was rated the **Number 1 New Resort in the United States** by **Golf Digest Magazine** when it first opened, and has consistently ranked in the Top **20** every year since. In fact, The Tennessee Open has become a seasonal event at this world class course.

Even though the courses here at Fairfield Glade are in the same geographical location, each one bears its own remarkable and unique characteristics, and vary in beauty and challenging play. If mountain vistas appeal to you, Druid Hills is your choice. However, if you prefer relatively flat terrain, you will want to try Heatherhurst. If you're hitting short but straight, and you like contrasting nines, Dorchester is your course. Need something even more challenging than usual? The Blue Tees at Stonehenge are there for those with "professional" aspirations. Remember, tee times are recommended five days in advance. If you need help with your golf vacation, call our experts at Tennessee Mountain Golf. We've been planning perfect golf vacations for over twenty years.

The resort offers 4 state-of-the-art heated indoor tennis courts. The surface of these courts are cushioned with 5 coats of shock absorbing rubber granules, formulated to respond to body impact, reducing foot and leg shock as well as fatigue. Or, if you prefer, there are 4 outdoor Clay Hydro Courts with underground watering, keeping the courts in perfect playing condition around the clock.

In the last few years, an exciting new racquet sport has grown like crazy! Pickleball is a fun game that is easy for beginners to learn, and a fast-paced competitive game for experienced players. Fairfield Glade has 8 new outdoor courts in addition to indoor facilities.



Places, Things & People



In 1965 an actor-writer-composer-director-producer named Paul Crabtree moved from California to his wife's hometown of Crossville to write a book, and ended up helping the local school with their production of *The Perils of Pinocchio*. The people were so captivated by the performance they decided to build a playhouse, forming a corporation and selling stock to raise the money. The Cumberland County Playhouse produces Broadway style musicals, comedies, dramas, and hosts concerts as well. It has grown into Tennessee's largest professional theater, presenting more than 500 performances each year.

The old Palace Theater in downtown Crossville was built in the late 1930's, where it was the hub of entertainment in a growing southern town. It fell into disrepair in the early eighties, but was resurrected and restored to its original glory, reopening in early 2001. It is now a center of entertainment, which includes showings of classic cinema, live performances by musicians, comedians, magicians, and other entertainers

The Cumberland Plateau has so much to offer for every lifestyle, whether you seek peaceful surroundings, are searching for adventure - or both! We believe Fairfield Glade is the perfect community to call Home. With an abundance of outdoor activities, live entertainment, historical and cultural attractions, fine restaurants, winery tours, shopping alternatives, and a moderate, year-round climate, we certainly have it all.

Please feel free to contact us with any questions or comments. We will be delighted to talk with you and make sure you receive any additional information that would be helpful to you.





Whether buying or selling, renting or leasing, planning a golf vacation, or just "trying out" our area, Gwin is the name you have trusted for nearly 40 years.

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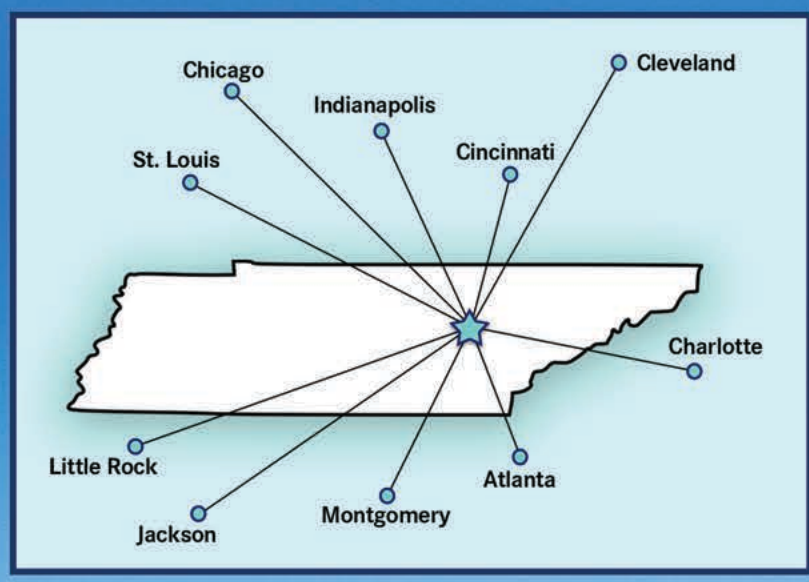


Fairfield Glade
R · E · N · T · A · L · S · L · L · C

I realize moving cross-country can be stressful. I've done it myself - twice!
I'm here to make sure everything goes as smoothly as possible.

Call or Text
Mike Albin 931.287.3539

LESS THAN A DAY'S DRIVE FROM MOST OF THE MIDEAST/MIDWEST



DIRECTIONS

From Knoxville:
Travel west on I-40
approx. 75 miles
Then take Exit 322

From Nashville:
Travel east on I-40
approx. 120 miles
Then take Exit 322

Take Exit 322 (Peavine Road):
Travel north approx. 5 miles
Our office is on the left

