

Creek Cottage
515 Barlow Fields Drive
Questions and Answers

[The Story of Creek Cottage](#)

Lisa and Jerry built Cliffhangar in Hayesville, near the top of Dan Knob in 2007. It is an energy-efficient, 4K+SF home with custom finishes and even a secret room. They were licensed general contractors, and Jerry owned his own custom home company at one time. One of the features in Cliffhangar is the installation of tie-downs in the structure, and the installation of concrete and steel structures to tie in components to protect the home from storm surprises.

In 2013, they decided to build something smaller, but also with custom finishes, the same structural integrity, a secret pantry, and even more energy efficiency. The point was to have something tight, durable, climate-change resistant, and less costly in terms of maintenance. In 2014, with the high-quality builder Brown Haven Homes, we completed Creek Cottage. See Features and Benefits for the items we decided to include.

[What we like](#)

Walk, fish. Play. Drop the guests into Fires Creek across the street in the national park with inner tubes, and they can exit the creek at the house.

Fish for trout in your backyard. The creek is stocked in April every year. Trout hang out at the waterfall rapids.

Lots of level parking, lots of places to walk and bike.

Is the house being sold furnished?

Yes, as you wish. See the Conveying/Not Conveying list. If you don't want something, we will remove it.

Can we rent the house out?

Yes. The minimum is six months. This means you'll have a stable neighborhood without a lot of party people in short-term rentals. It may be perfect for out-of-state folks who want to cool down in the summers.

Is there an HOA (Homeowners Association)?

Yes. The people are great. The annual dues are \$235 (2025).

What is the square footage of Creek Cottage?

The home footprint is approximately 36' by 36', so the main floor is about 1200SF, the upstairs is about 500SF, and the basement/garage/living is 1200SF. Heated/cooled area is about 2,800SF. See the latest appraisal for these details.

The living/dining/kitchen areas can be modified as desired, since those walls there are not load-bearing.

Are the construction plans available?

Yes. Digital and paper.

Can I add another building to the lot?

Yes. We were thinking of a carriage house and didn't go ahead with it. You can do a workshop with three garage spaces and an apartment upstairs. Your design, your choice. But you can also build a "granny

flat” or an ADU (Accessory Dwelling Unit) on the property (something small).

Do you have any wildlife?

Yes. Many birds, ducks, turkey, geese, egrets, fox, coyote, raccoons, deer, rabbits, and sometimes even an occasional bear.

Can the decks be enclosed to provide more living space?

Yes. Get a contractor to quote.

Can the spiral stairs to the loft be replaced with something else (stairs or elevator)?

You should get a contractor to decide that. A tube-type elevator might be ideal. You could also have a contractor consider installing stairs to the uppermost deck if you want two methods of reaching the top floor. The spiral stairs opening is five-foot square. We are very pleased with them. My ninety-year old husband finds them easier to go up and down than the stairs to the first floor suite.

Is the patio roof over the south deck end removable?

Yes.

I see you have automatic switching power backup. How often does this have to come on?

About every five or six months the power goes out—usually a glitch, or telephone pole down, or a thunderstorm. It is usually less than a few minutes long. However, the generator will run continuously for two weeks on a propane fill.

How long does the generator take to switch over when the power goes out? Does it power everything, even the HVAC?

Thirty seconds. Then, when the power comes back on, you don't notice since it is instantaneous. Yes, it powers virtually everything in the home, including heating and cooling. It's very quiet.

Can I install a Tesla or other electric car charger in the garage?

Yes. It would be right on the garage wall where the power panels are on the other side, an easy install. We have gas vehicles, so we didn't put one in.

Have you had any flooding and do you have flood insurance?

No. The creek has come up to where the yard chairs sit by the creek, but not farther. The house is high enough not to require flood insurance for the mortgage. Flood insurance is available if you choose to get it. If you look at the house just to the north of us, you will see that it sits on the floodplain of the creek. Since we've been here (2014), the creek has not come up far enough to get into their crawlspace. That gives you a sense of the history. This isn't to say that someday there won't be flooding on that plain; you should consult current flood maps if you are concerned.

We also installed a rock-filled swale across the front of the home to lead off excess water from heavy rains.

Has the septic system ever been pumped?

Yes. 2025. The field is good. The technician said there wasn't much of anything in the tank. NOTE: We have an apartment locally near where

we work, and we do travel, so we have used this house very lightly since it was built in 2014.

Does the house have a well?

Yes. Installed in 2024. It is inspected and maintained twice a year. The water analysis panel showed outstanding water quality with no unnecessary chemicals. What's nice about the well is that the water is free, and you are not dependent on a public water system. This is your own private well.

Why are we selling?

The house is perfect for us and has everything we could want. Over the short time since we built it, we have perfected the systems. The reason we are selling is that we want to move closer to family (Maine!). We plan on building another house. Probably the same design but smaller.

PERSONAL NOTE: This is a tight, low maintenance, energy efficient home. It is ideal for 2-4 people; I purposefully did not design it for entertaining, but rather to be cosy, easy to heat and cool, quiet, and intimate in the spaces. If you have a big family or many visitors or enjoy entertaining, I recommend building an adjacent (from the front deck out to the northwest) building with the rooms to suit you. We were going to put in a guest suite and entertaining area that would be connected with a common screened room, with walkway between the two buildings. I might note that construction costs are reasonable in this area, and because of the amazingly balanced climate, it's a great investment in the future.

Cliffhanger



Creek Cottage



