



# VINING MILL

## COMMUNITY GUIDE

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## ABOUT

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Vining Mill is a beautiful community located in West Knoxville's Hardin Valley offering an array of designer floor plan options to accommodate the desired lifestyle of you and your family. What sets Vining Mill apart is its unrivaled panoramic view of the Cumberland Mountains and scenic pastures, creating a truly unique living experience.

This community is thoughtfully designed with multiple lifestyles in mind. With a playground, pavilion, spacious pool, and well-lit sidewalks, Vining Mill is designed to bring people together. As a resident of Vining Mill, you'll also have the convenience of nearby shopping and dining options in Hardin Valley and Farragut, as well as access to the award-winning Hardin Valley schools, making it an ideal place for families to call home.

## AMENITIES

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- Beautiful Hardin Valley community with gorgeous mountain views
- Lush landscaping and an expansive amenities package with a community pool, playground, well-lit sidewalks, and streetlights
- 18 designer floor plans ranging from 2,000-3,500 square feet with 3-car garages and basement lots available
- Luxurious features including full brick and stone exteriors and many high-end finishes
- Convenient access to shopping, restaurants, scenic parks, and award-winning Hardin Valley schools

## CONTACT US



# ADMIRAL

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## Home Features

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3-5  
Bedrooms



3.5-5  
Bathrooms



2-3  
Garage Bays

## Square Footage

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**Total Living Area** 3,522+ Sq. Ft.

**1st Floor** 1,980+ Sq. Ft.

**2nd Floor** 1,542+ Sq. Ft.

## Contact

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865-966-8700



[info@saddlebrookproperties.com](mailto:info@saddlebrookproperties.com)



[saddlebrookproperties.com](http://saddlebrookproperties.com)

## Social

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# ADMIRAL



## 1<sup>st</sup> Floor

### Key Features

- Courtyard Entry Garage
- Coffered Ceiling in Great Room
- Owner's Suite on Main level
- Formal Dining & Casual Dining Space
- Generous Open Concept Living Space
- Powder Room



## 1<sup>st</sup> Floor Options



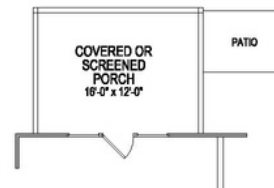
Optional Rear  
Fireplace



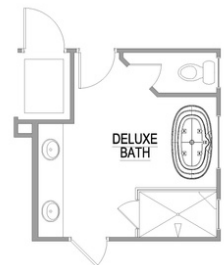
Optional 4th Bedroom  
and Bathroom



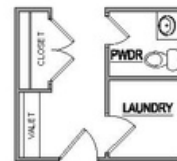
Optional 3rd  
Garage Bay



Optional Screened or  
Covered Porch



Optional Deluxe  
Bath



Optional Valet



Optional Butlers  
Pantry

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# ADMIRAL



## 2<sup>nd</sup> Floor

### Key Features

- Spacious Loft
- Designated Office Space
- Generous Bonus Room
- 2 Bedrooms w/ 2 Dedicated Full Baths
- Walk-in Attic



## 2<sup>nd</sup> Floor Options



Optional 4th Bedroom and Bathroom



Optional Two Story Great Room



Optional 3rd Bay Bonus Rm



Optional 3rd Bay Bonus Rm Finished Attic

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# AIKEN



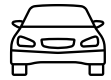
## Home Features



3-5  
Bedrooms



2.5-3.5  
Bathrooms



2-3  
Garage Bays

## Square Footage

**Total Living Area** 2,917+ Sq. Ft.

**1st Floor** 2,079+ Sq. Ft.

**2nd Floor** 839+ Sq. Ft.

## Contact



865-966-8700



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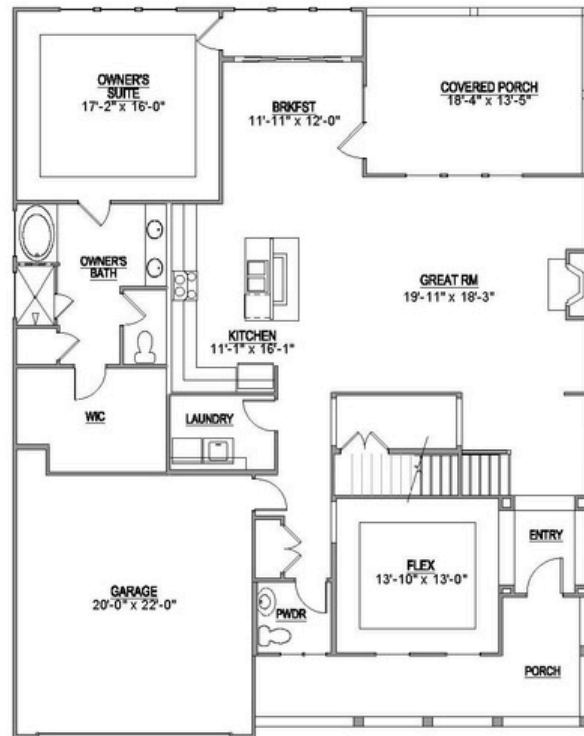
# AIKEN



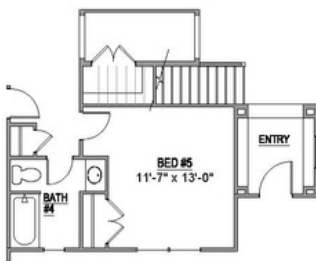
## 1<sup>st</sup> Floor

### Key Features

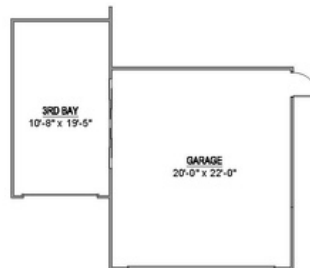
- Large Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Casual Dining Area
- Walk-in pantry
- Main level laundry
- Covered Porch
- Powder Room



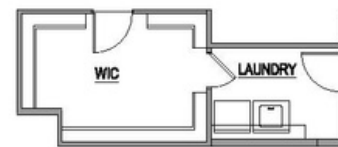
## 1<sup>st</sup> Floor Options



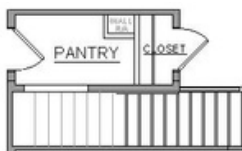
Optional 5th Bedroom  
Instead of Flex Room



Optional 3rd Garage Bay



Optional Laundry Access From  
Owner's Suite Walk-In Closet



Optional Extended Pantry

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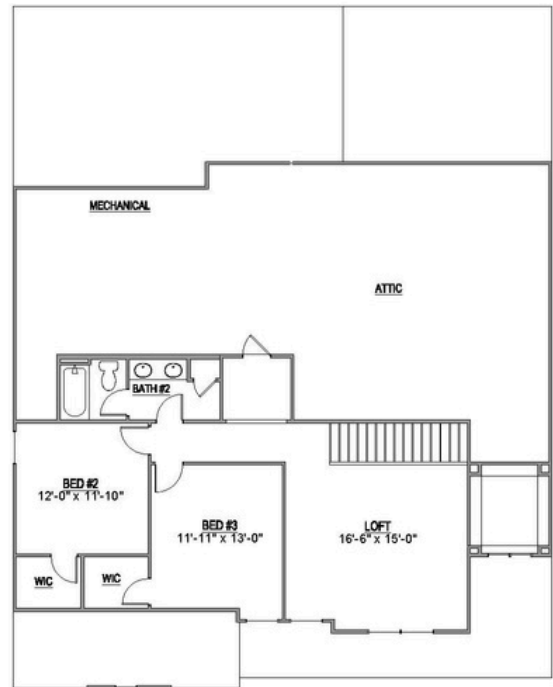
# AIKEN



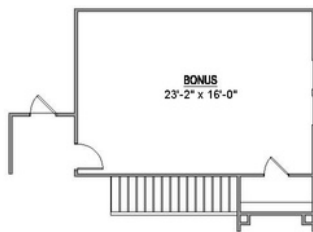
## 2<sup>nd</sup> Floor

### Key Features

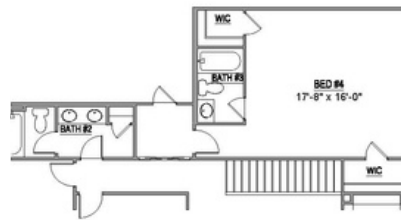
- Spacious Loft
- Expansive Walk-in Attic
- 2 Full Bedrooms w/ Walk-in Closets
- 1 Full Bathroom



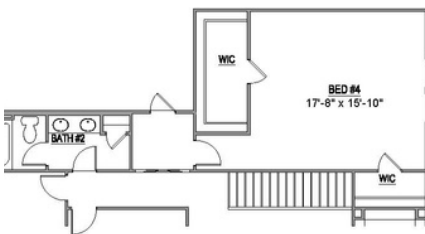
## 2<sup>nd</sup> Floor Options



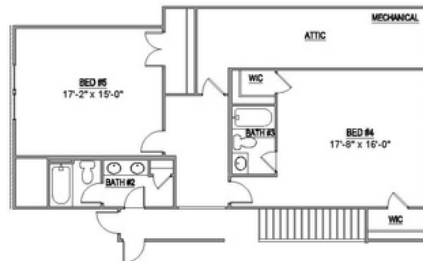
Optional Bonus Room



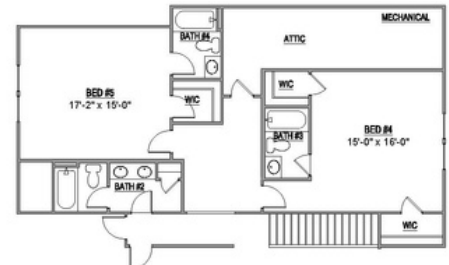
Optional 4th Bedroom and 3rd Bathroom



Optional 4th Bedroom  
with Walk-In Closet



Optional 4th and 5th Bedroom  
with 3rd Bathroom



Optional 4th and 5th Bedroom  
with 3rd Bathroom

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# ALDERWOOD



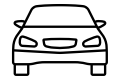
## Home Features



4-5  
Bedrooms



2.5-3.5  
Bathrooms



2-3  
Garage Bays

## Square Footage

**Total Living Area** 2,833+ Sq. Ft.

**1st Floor** 1,578+ Sq. Ft.

**2nd Floor** 1,255+ Sq. Ft.

## Contact



865-966-8700



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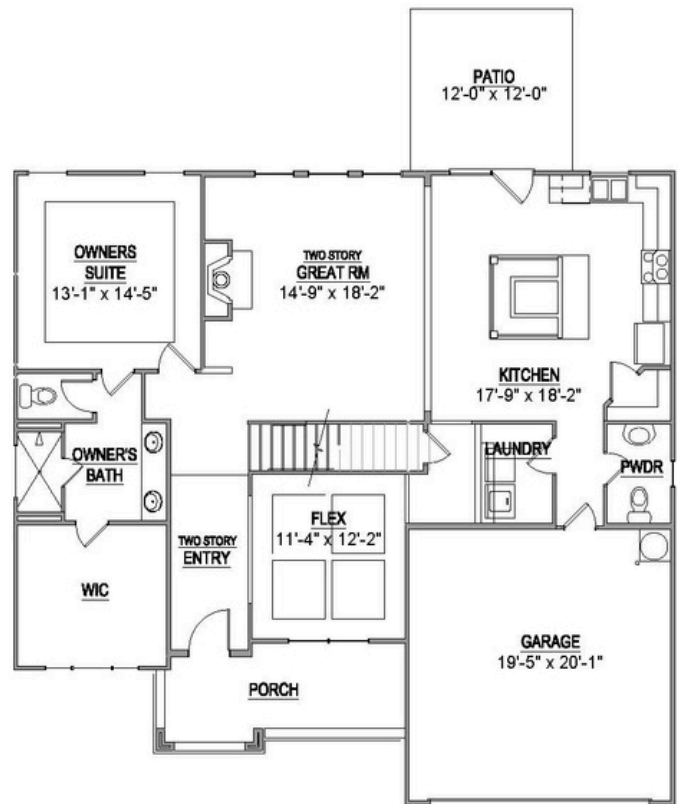
# ALDERWOOD



## 1<sup>st</sup> Floor

### Key Features

- Inviting Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Large Eat-in Kitchen
- Oversized Walk-in Shower in Owner's Bathroom
- 2 Story Great Room & Foyer
- Powder Room



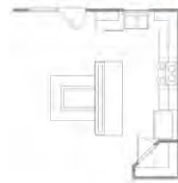
## 1<sup>st</sup> Floor Options



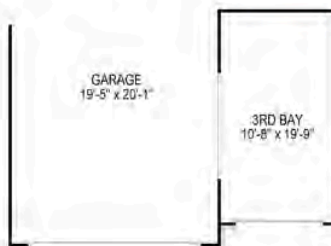
Optional Deluxe Bathroom



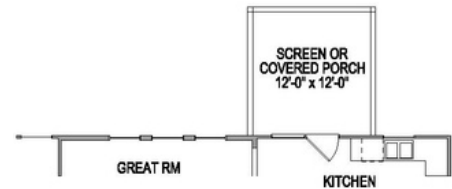
Optional Box Bay



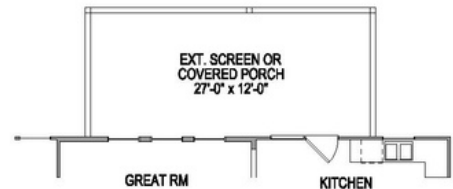
Optional Kitchen Island



Optional 3rd Garage Bay



Optional Screened or Covered Porch



Optional Extended Screened or Covered Porch

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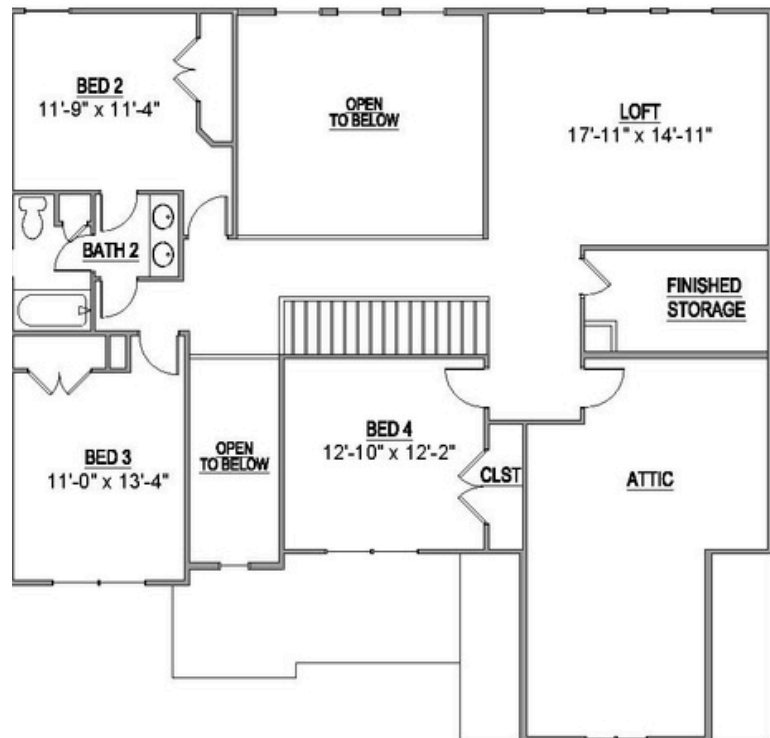
# ALDERWOOD



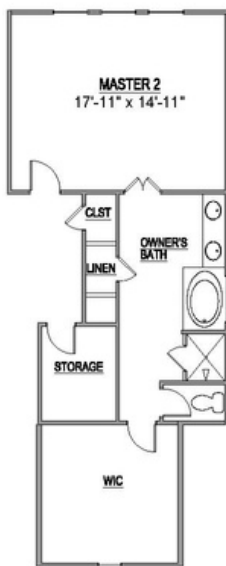
## 2<sup>nd</sup> Floor

### Key Features

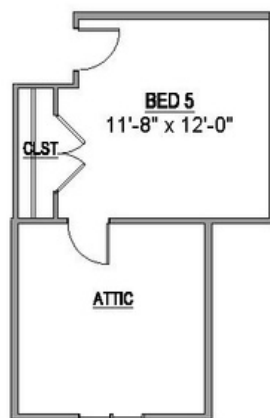
- Spacious Loft
- Finished Storage
- Walk-in Attic
- 3 Bedrooms
- 1 Full Bathroom



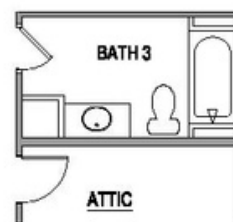
## 2<sup>nd</sup> Floor Options



Optional 2nd  
Master Suite



Optional 5th Bedroom



Optional 3rd Bathroom

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# ASPEN



EUROPEAN



FARMHOUSE



TRADITIONAL



OLD WORLD

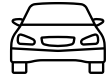
## Home Features



4-5  
Bedrooms



3.5-4.5  
Bathrooms



2-3  
Garage Bays

## Square Footage

**Total Living Area** 3,194+ Sq. Ft.

**1st Floor** 2,185+ Sq. Ft.

**2nd Floor** 1,009+ Sq. Ft.

## Contact



865-966-8700



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# ASPEN



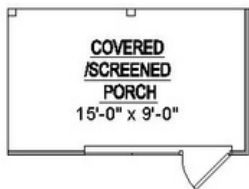
## 1<sup>st</sup> Floor

### Key Features

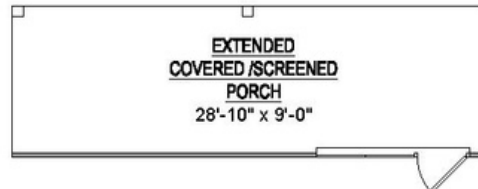
- Open Concept Living
- Owner's Suite on Main
- Double Walk-In Closets in Owner's Suite
- Flex Room
- Large Walk-in Pantry
- Secondary Bed/Beth on Main
- Mud room w/ Easy access to Laundry Room
- Powder Room



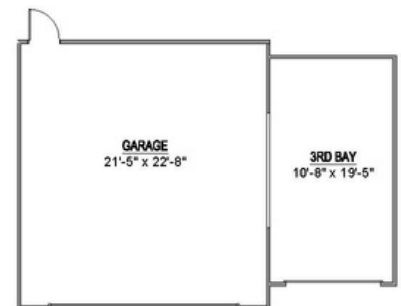
## 1<sup>st</sup> Floor Options



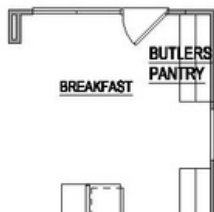
Optional Covered or Screened Porch



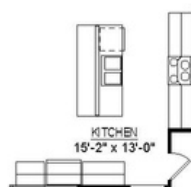
Optional Extended Covered or Screened Porch



Optional 3rd Garage Bay



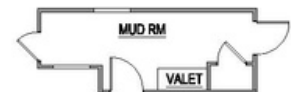
Optional Butlers Pantry



Optional Kitchen Cabinets



Optional Kitchen Pantry



Optional Valet

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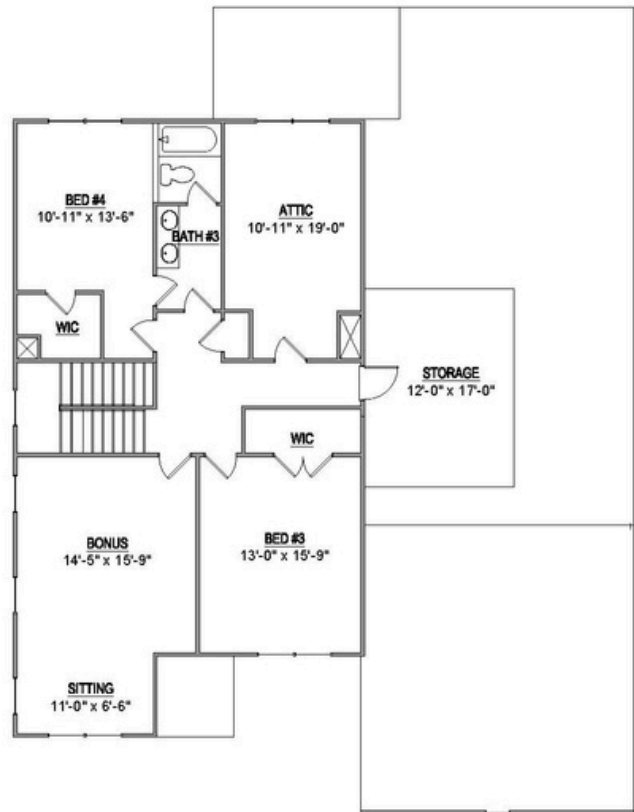
# ASPEN



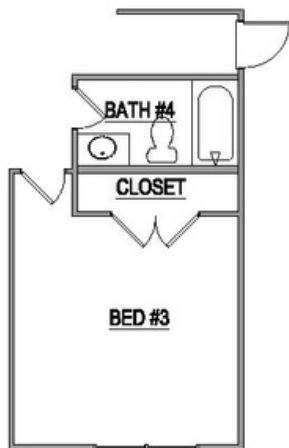
## 2<sup>nd</sup> Floor

### Key Features

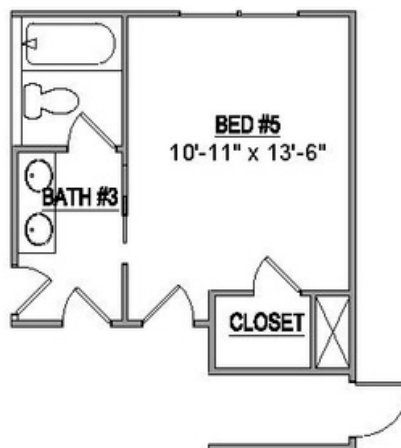
- Bonus Room with Sitting Area
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 4th Bathroom



Optional 5th Bedroom

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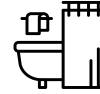
# CHADWICK



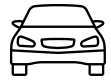
## Home Features



3-4  
Bedrooms



2-3  
Bathrooms



2-3  
Garage Bays

## Square Footage

**Total Living Area** 2,153+ Sq. Ft.

**1st Floor** 2,153+ Sq. Ft.

**2nd Floor** 607+ Sq. Ft.

## Contact



865-966-8700



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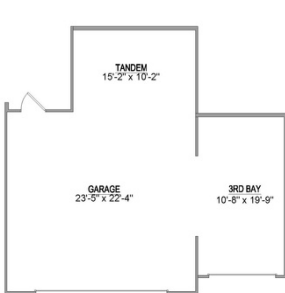
## 1<sup>st</sup> Floor No Bonus

### Key Features

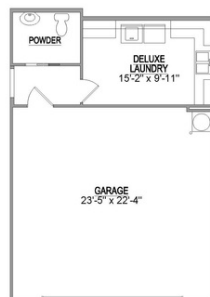
- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



## 1<sup>st</sup> Floor No Bonus Options



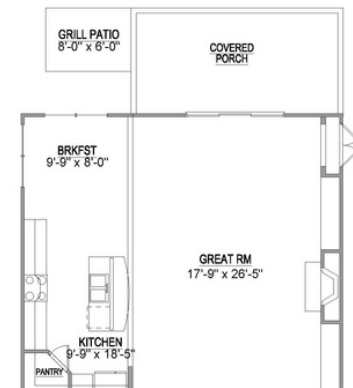
Optional 3rd Garage Bay



Optional Deluxe Laundry  
& Powder Room



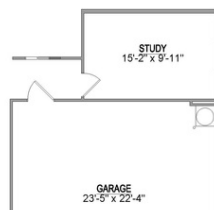
Optional Garage  
Bump



Optional Extended Great Room  
with Covered Porch



Optional Valet



Optional Study Instead of  
Tandem Garage Space

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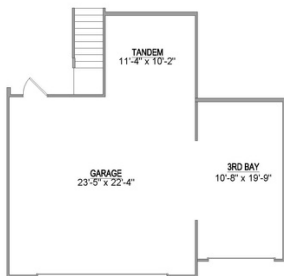
## 1<sup>st</sup> Floor w/ Bonus

### Key Features

- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



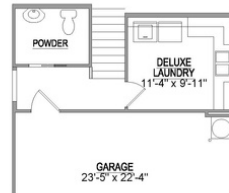
## 1<sup>st</sup> Floor w/ Bonus Options



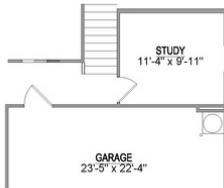
Optional 3rd Garage Bay



Optional Garage Bump



Optional Owner's Bathroom - No Tub



Optional Study Instead of Tandem Garage Space



Optional Extended Great Room with Covered or Screened Porch

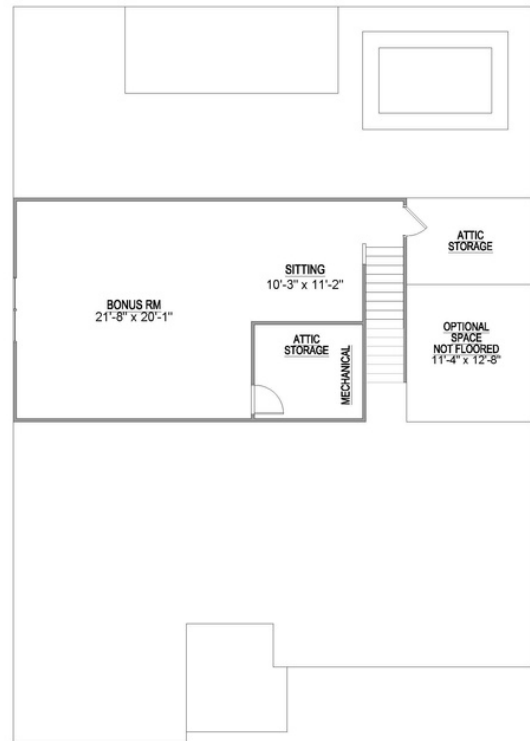
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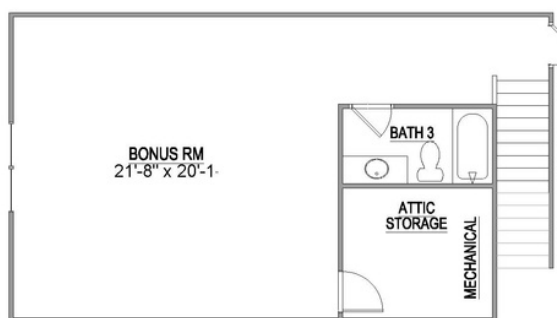
## Optional 2<sup>nd</sup> Floor

### Key Features

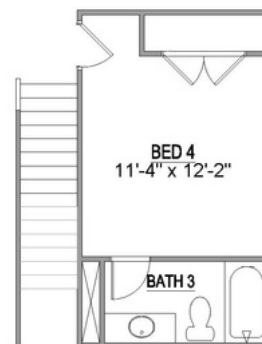
- Bonus Room with Sitting Area
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom



Optional Bed 4 &  
3rd Bathroom



# ESSEX



## Home Features



4-5  
Bedrooms



2.5-4.5  
Bathrooms



3  
Garage Bays

## Square Footage

**Total Living Area** 3,103+ Sq. Ft.

**1st Floor** 2,127+ Sq. Ft.

**2nd Floor** 976+ Sq. Ft.

## Contact



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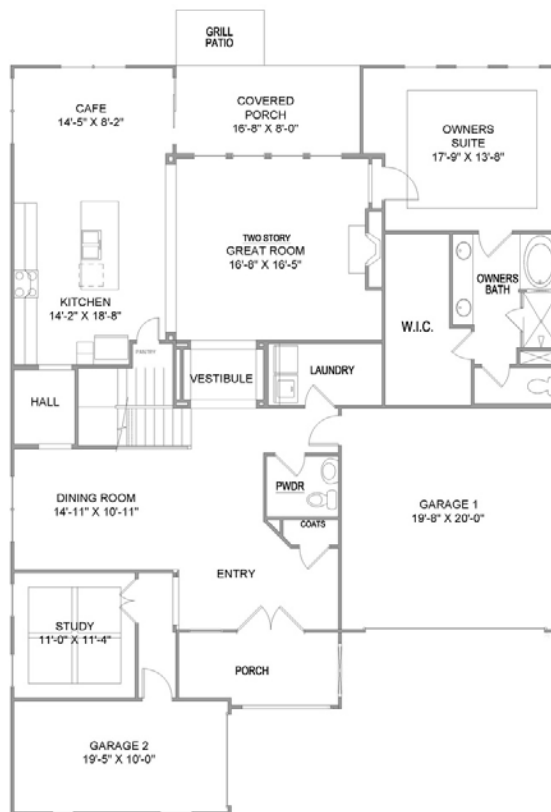
# ESSEX



## 1<sup>st</sup> Floor

### Key Features

- Front Porch
- Two Story Great Room
- Owner's Suite on Main
- Formal Dining Room
- Casual Cafe Dining Area
- Designated Study
- Powder Room
- Covered Porch and Grill Patio
- 3rd Bay Garage



## 1<sup>st</sup> Floor Options



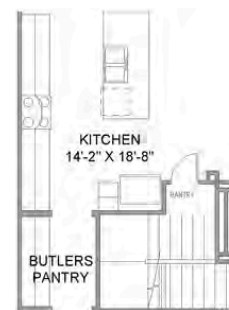
Optional Sunroom



Optional Screened Porch



Optional Walk-In-Closet  
Door to Laundry



Optional Butlers Pantry



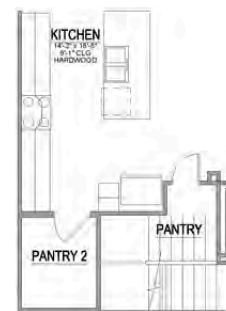
Optional Covered  
Extended Porch



Optional 5th  
Bedroom Suite



Optional Deluxe  
Owner's Bathroom



Optional 2nd Pantry

Optional Extended Great Room

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# ESSEX



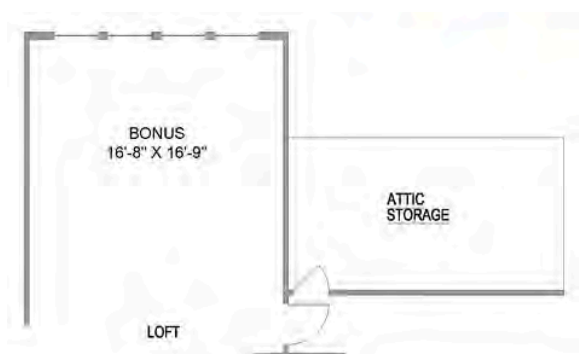
## 2<sup>nd</sup> Floor

### Key Features

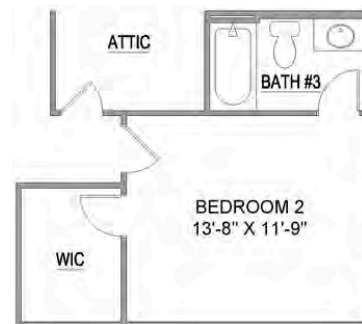
- Spacious Loft Open to Great Room Below
- Walk-in Attic



## 2<sup>nd</sup> Floor Options



Optional Bonus Room



Optional 3rd Bathroom

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# EVERETT

---



## Home Features

---



4-6  
Bedrooms



3.5-4.5  
Bathrooms



2-3  
Garage Bays

## Square Footage

---

**Total Living Area** 3,086+ Sq. Ft.

**1st Floor** 1,847+ Sq. Ft.

**2nd Floor** 1,239+ Sq. Ft.

## Contact

---



865-966-8700



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## Social

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# EVERETT



## 1<sup>st</sup> Floor

### Key Features

- Open Concept Living
- Front Porch
- Owner's Suite on Main
- Flex Room
- Designer Kitchen
- Walk-in Pantry
- Large Mud Room
- 3rd Bay Garage



## 1<sup>st</sup> Floor Options



Optional 3rd Garage Bay  
on 2 Car Garage



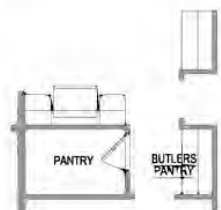
Optional Study  
Instead of Garage



Optional 5th Bedroom  
and 4th Bathroom



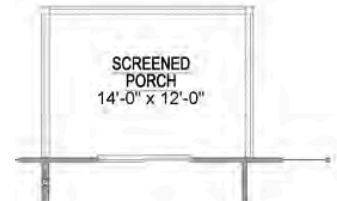
Optional Covered Porch



Optional Butlers Pantry



Optional Valet



Optional Screened Porch

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# EVERETT



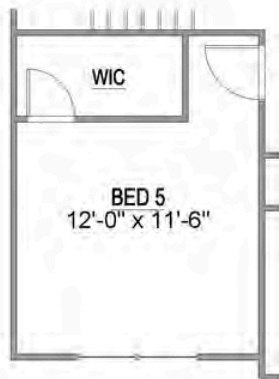
## 2<sup>nd</sup> Floor

### Key Features

- 3 Bedrooms w/ Walk-in Closets
- 2 Full Baths
- Spacious Loft
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 5th or 6th  
Bedroom Instead of Loft

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# HUDSON



## Home Features



3-4  
Bedrooms



2.5-3.5  
Bathrooms



3  
Garage Bays

## Square Footage

**Total Living Area** 2,669+ Sq. Ft.

**1st Floor** 2,246+ Sq. Ft.

**2nd Floor** 423+ Sq. Ft.

## Contact



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# HUDSON



## 1<sup>st</sup> Floor

### Key Features

- Open Concept Living
- Owner's Suite on Main
- Walk-in Kitchen Pantry
- Large Main level Laundry Room
- 2 Additional Bedrooms with Full Bathroom
- Designer Kitchen with Adjoining Dining Room
- Powder Room
- Spacious Covered Porch
- 3-Car Garage



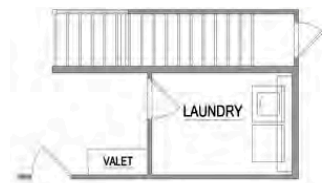
## 1<sup>st</sup> Floor Options



Optional Screened Porch



Optional Extended Covered Porch



Optional Laundry with Valet

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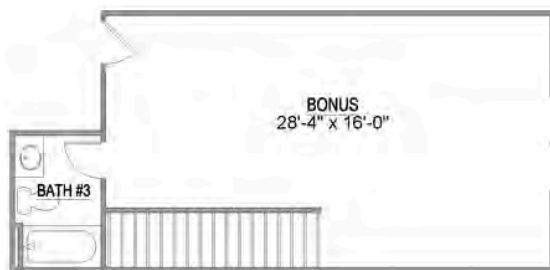
## 2<sup>nd</sup> Floor

### Key Features

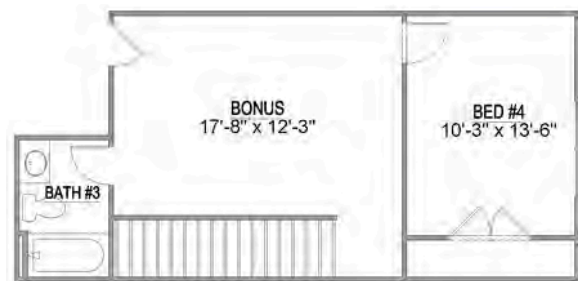
- Large Bonus Room
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom



Optional 3rd Bathroom and 4th Bedroom



# LAKELAND

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## Home Features

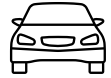
---



3-4  
Bedrooms



2-3  
Bathrooms



2-3  
Garage Bays

## Square Footage

---

**Total Living Area** 2,735+ Sq. Ft.

**1st Floor** 2,176+ Sq. Ft.

**2nd Floor** 559+ Sq. Ft.

## Contact

---



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# LAKELAND



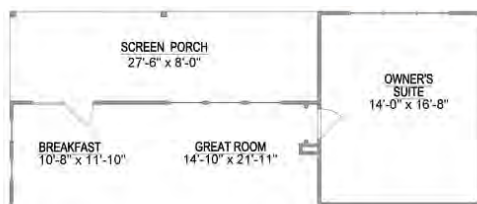
## 1<sup>st</sup> Floor

### Key Features

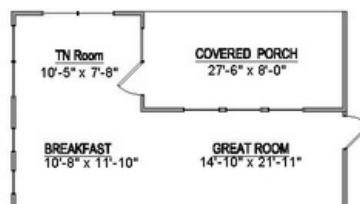
- Front Porch
- Open Concept Living
- Owner's Suite on Main
- 2 Additional Bedrooms & Full Bath on Main
- Soaring Great Room Ceilings
- Formal Dining Room
- Casual Breakfast Nook
- Large Covered Patio with Grill Patio



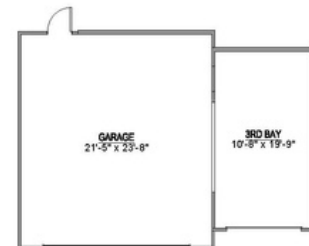
## 1<sup>st</sup> Floor Options



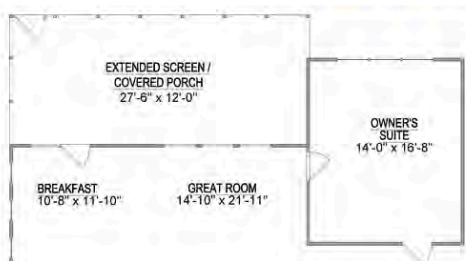
Optional Screened Porch



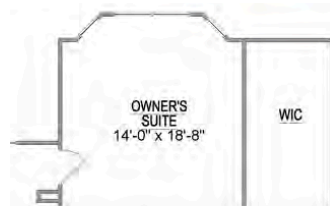
Optional TN Room



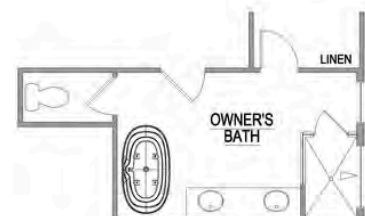
Optional 3rd Garage Bay



Optional Extended Covered or Screened Porch



Optional Bay Window



Optional Deluxe Owners Suite

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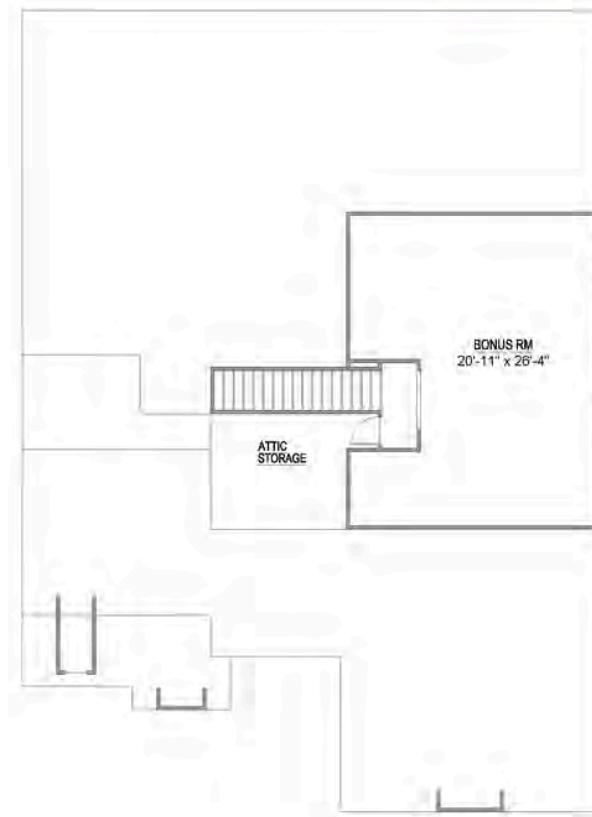
# LAKELAND



## 2<sup>nd</sup> Floor

### Key Features

- Large Bonus Room
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom  
and Walk-In Closet

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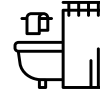
# LIVINGSTON



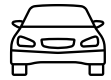
## Home Features



3-4  
Bedrooms



2.5  
Bathrooms



2-3  
Garage Bays

## Square Footage

**Total Living Area** 2,312+ Sq. Ft.

**1st Floor** 1,702+ Sq. Ft.

**2nd Floor** 610+ Sq. Ft.

## Contact



865-966-8700



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## Social



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# LIVINGSTON



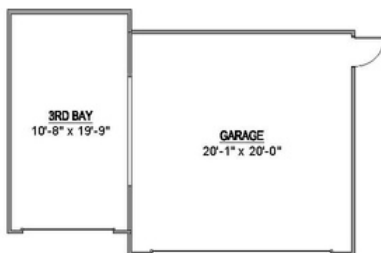
## 1<sup>st</sup> Floor

### Key Features

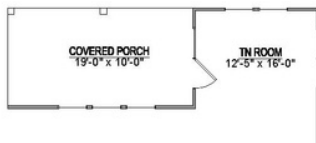
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Coffered Ceiling in Great Room
- Designer Kitchen with Eat-in Nook
- Powder Room
- Covered Porch



## 1<sup>st</sup> Floor Options



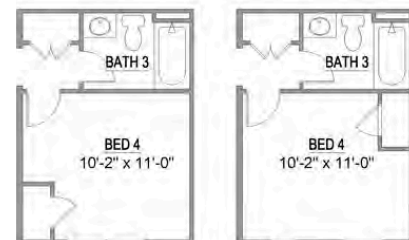
Optional 3rd Garage Bay



Optional TN Room



Optional Extended Great Room



Elevation E & T    Elevation C & F  
Optional 4th Bedroom and 3rd Bathroom



Optional 4th Bedroom Suite

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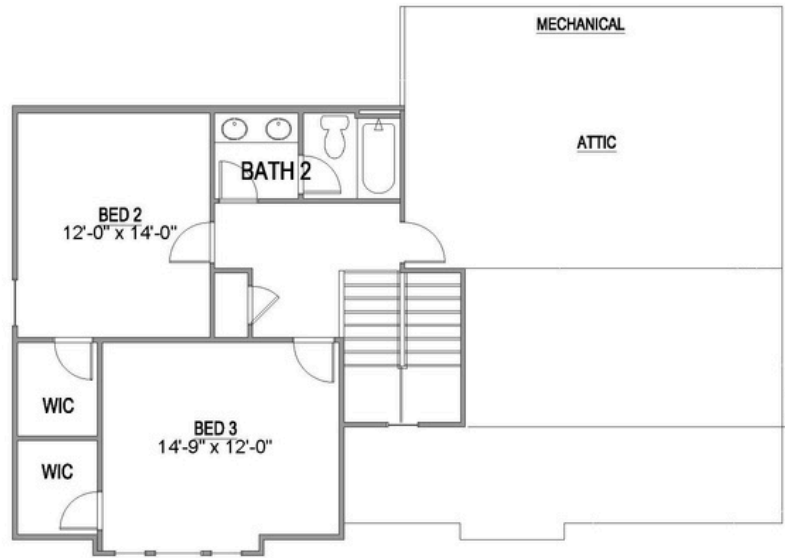
# LIVINGSTON



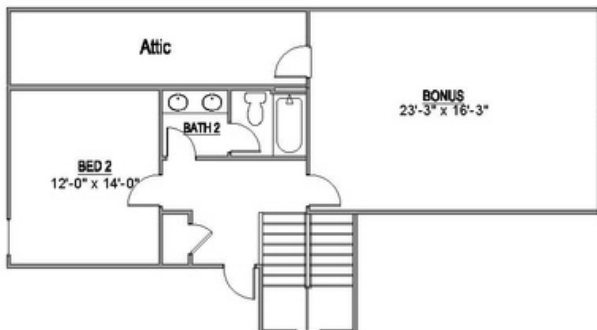
## 2<sup>nd</sup> Floor

### Key Features

- 2 Bedrooms with Walk-in Closets
- 1 Full Bathroom
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional Bonus Room

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# MARTIN



## Home Features



4-5  
Bedrooms



2.5-4  
Bathrooms



3  
Garage Bays

## Square Footage

**Total Living Area** 2,990+ Sq. Ft.

**1st Floor** 1,915+ Sq. Ft.

**2nd Floor** 1,075+ Sq. Ft.

## Contact



865-966-8700



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## Social



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## 1<sup>st</sup> Floor

### Key Features

- Open Concept Living
- Owner's Suite on Main
- Two Story Great Room & Foyer
- Gourmet Kitchen with Adjoining Dining Room
- Flex Room
- Walk-in Pantry
- Powder Room
- 3rd Bay Garage



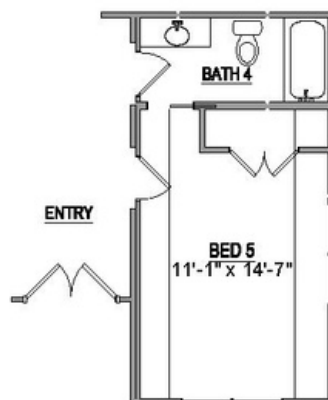
## 1<sup>st</sup> Floor Options



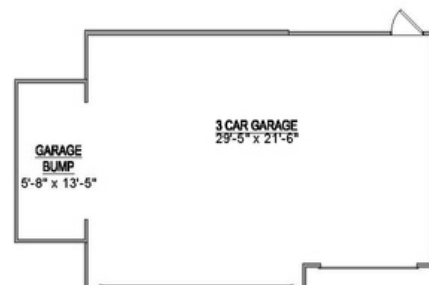
Optional Covered Porch



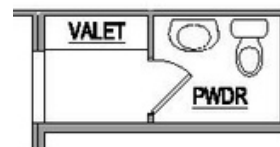
Optional Screened Porch



Optional 5th Bedroom  
and 4th Bathroom



Optional Garage Bump



Optional Valet

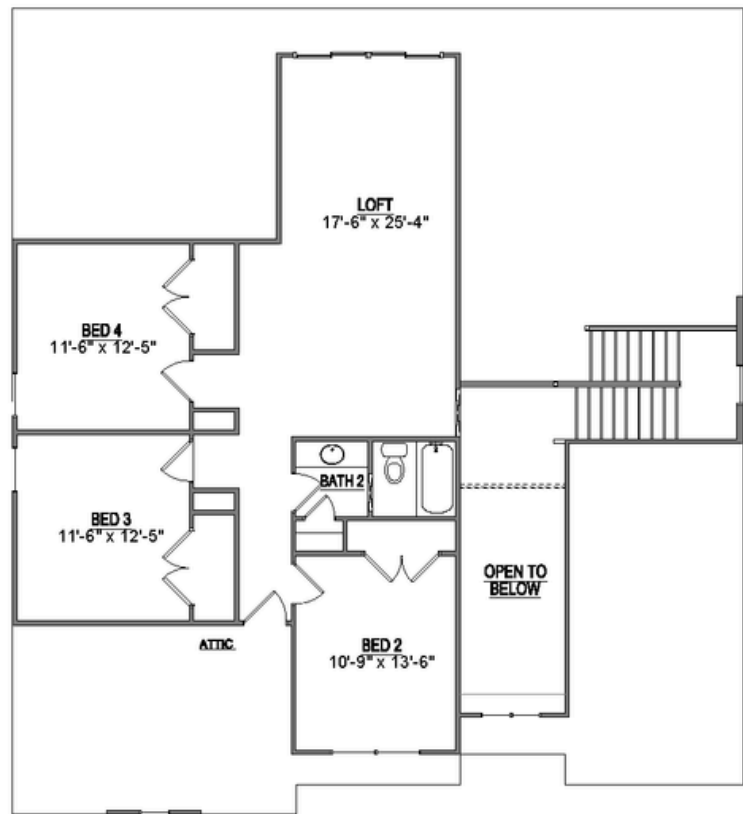
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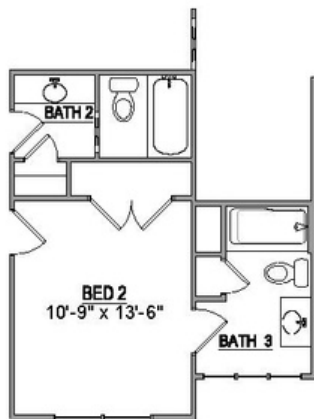
## 2<sup>nd</sup> Floor

### Key Features

- Spacious Loft
- 3 Bedrooms
- 1 Full Bathroom
- Walk-in Attic



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom

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# PRIMROSE

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## Home Features

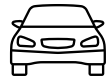
---



4-5  
Bedrooms



2.5-4  
Bathrooms



2-3  
Garage Bays

## Square Footage

---

**Total Living Area** 3,104 Sq. Ft.

**1st Floor** 1,895 Sq. Ft.

**2nd Floor** 1,209 Sq. Ft.

## Contact

---



865-966-8700



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## Social

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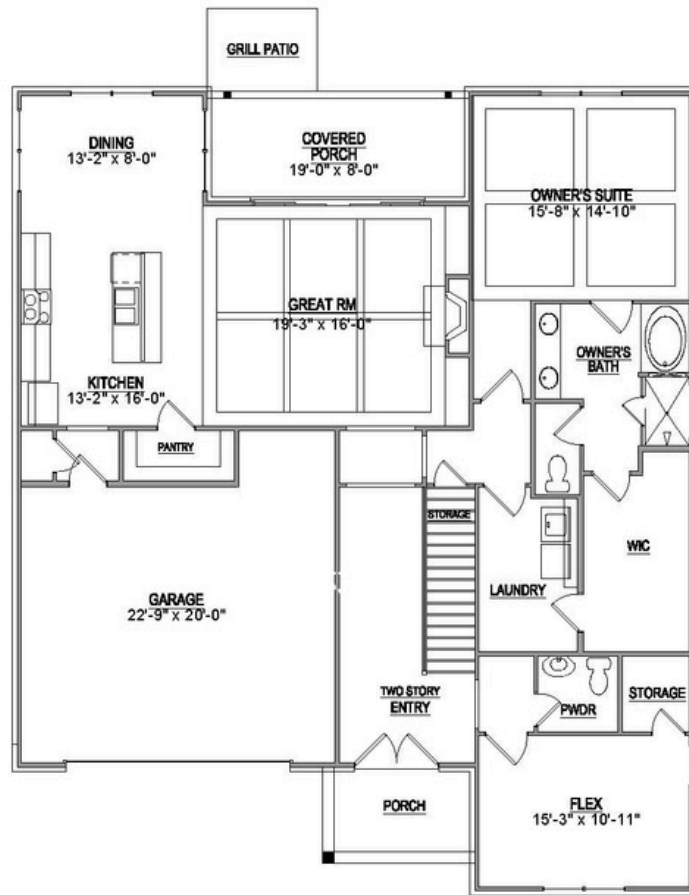
# PRIMROSE



## 1<sup>st</sup> Floor

### Key Features

- Open Concept Living
- Owner's Suite on Main
- Decorative Ceiling Treatments in Great Room & Owner's Suite
- Flex Room
- Walk-in Pantry
- Powder Room
- Storage Nook in Garage
- Covered Porch



## 1<sup>st</sup> Floor Options



Elevation T

Elevation E & F

Optional 5th Bedroom and 4th Bathroom



Optional 3rd Garage Bay



Optional Garage Bump



Optional Extended Porch



Optional Valet

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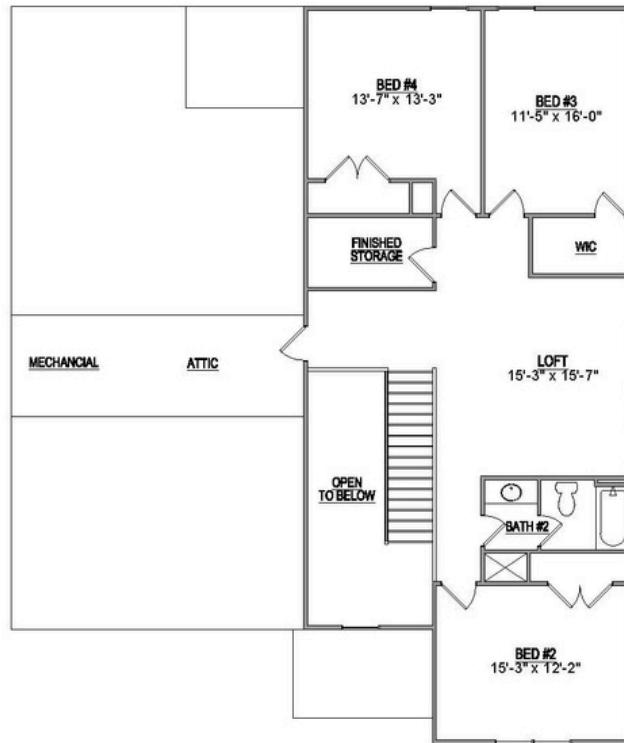
# PRIMROSE



## 2<sup>nd</sup> Floor

### Key Features

- Spacious Loft
- 3 Bedrooms
- 1 Full Bathroom
- Finished Storage Room
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom

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# RIVERSIDE

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## Home Features

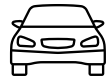
---



3-5  
Bedrooms



2.5-4.5  
Bathrooms



2-3  
Garage Bays

## Square Footage

---

**Total Living Area** 2,944+ Sq. Ft.

**1st Floor** 2,112+ Sq. Ft.

**2nd Floor** 832+ Sq. Ft.

## Contact

---



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## Social

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# RIVERSIDE



## 1<sup>st</sup> Floor

### Key Features

- Open Concept Living
- Owner's Suite on Main
- Gourmet Kitchen
- Flex Room
- Walk-in Pantry
- Powder Room
- Courtyard Entry Garage
- Covered Porch



## 1<sup>st</sup> Floor Options



Optional 3rd Garage Bay



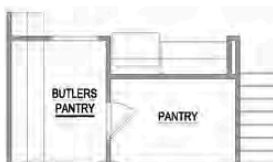
Optional Built-In  
3rd Garage Bay



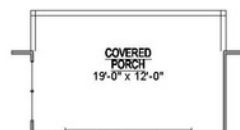
Optional 5th Bedroom  
and 4th Bathroom



Optional Valet



Optional Butlers Pantry



Optional Extended Porch

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# RIVERSIDE



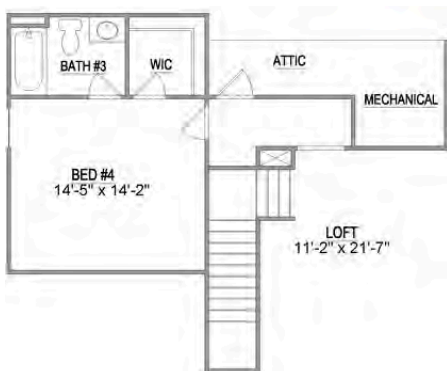
## 2<sup>nd</sup> Floor

### Key Features

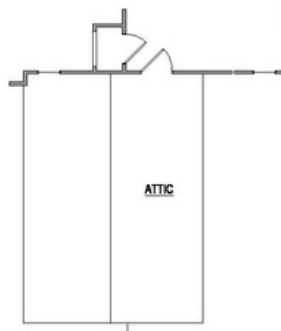
- Spacious Loft
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 4th Bedroom  
and 3rd Bathroom



Optional Attic Storage

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# WILDWOOD

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## Home Features

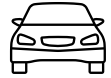
---



4-5  
Bedrooms



3.5  
Bathrooms



2-3  
Garage Bays

## Square Footage

---

**Total Living Area** 3,285+ Sq. Ft.

**1st Floor** 2,023+ Sq. Ft.

**2nd Floor** 1,262+ Sq. Ft.

## Contact

---



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## Social

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EUROPEAN



FARMHOUSE



TRADITIONAL

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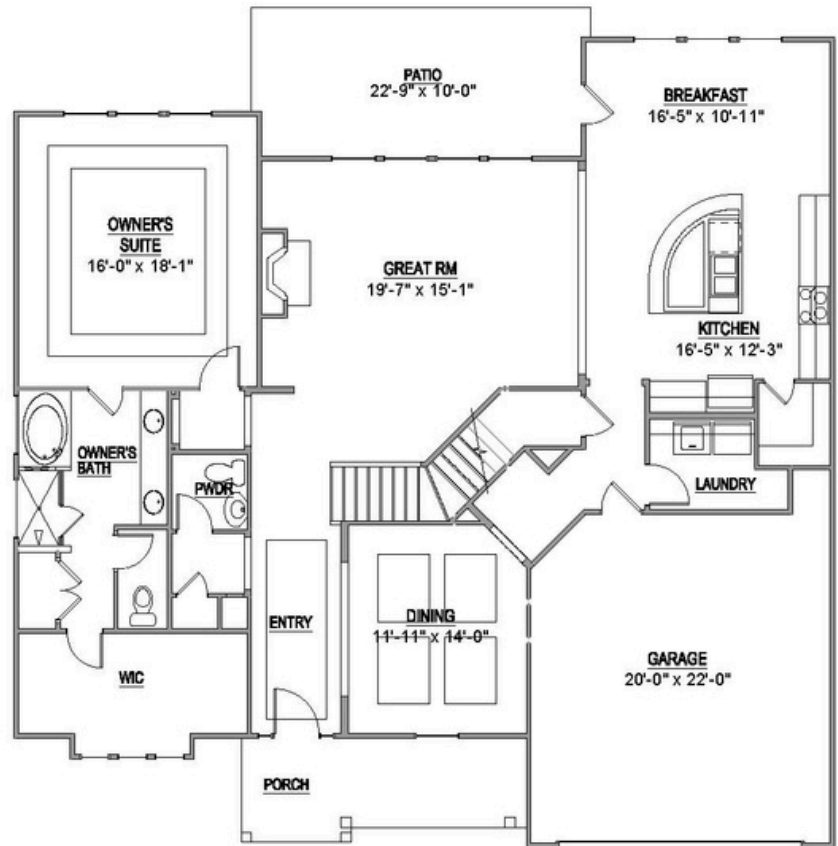
# WILDWOOD



## 1<sup>st</sup> Floor

### Key Features

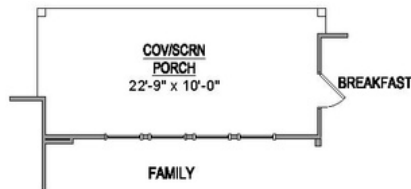
- Open Concept Living
- Owner's Suite on Main with Double Tray Ceiling
- Chef's Island in the Kitchen
- Formal Dining Room with Designer Ceiling
- Walk-in Pantry
- Powder Room
- Front Porch
- Large Patio off Breakfast Nook



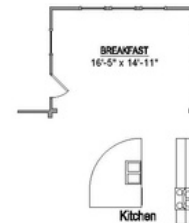
## 1<sup>st</sup> Floor Options



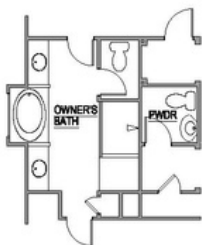
Optional Coffered Ceiling



Optional Covered or Screened Porch



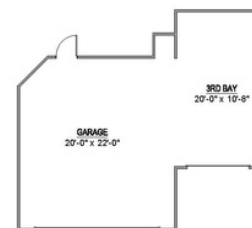
Optional TN Room



Optional Deluxe Owner's Bath



Optional Office Instead of Dining Room



Optional 3rd Garage Bay

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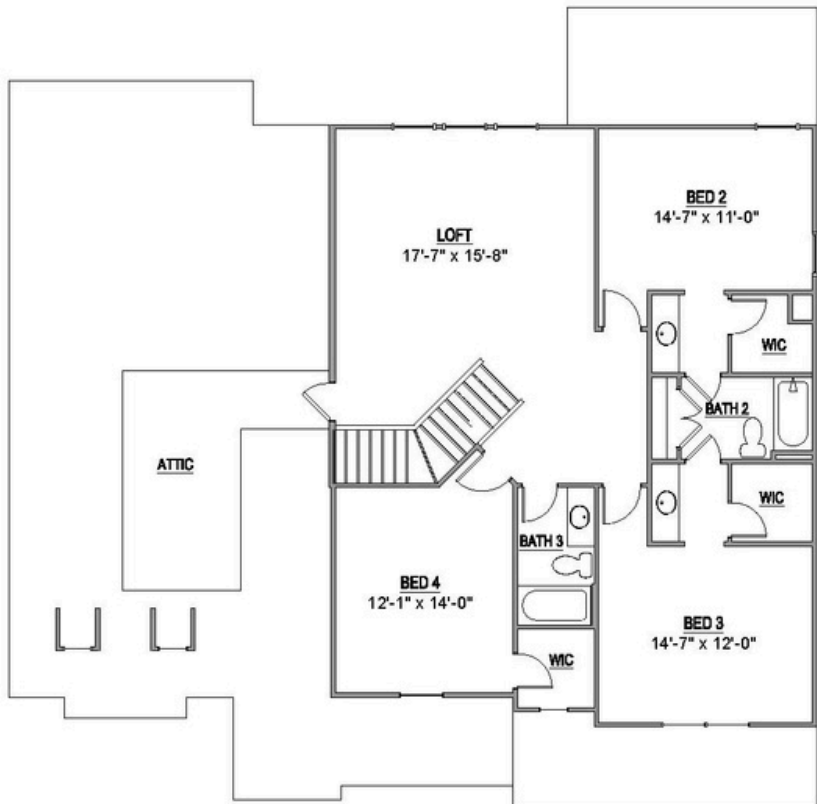
# WILDWOOD



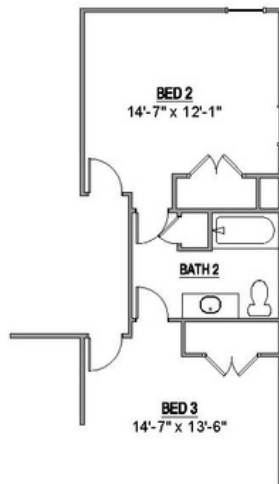
## 2<sup>nd</sup> Floor

### Key Features

- 3 Bedrooms
- 2 Full Bathrooms
- Spacious Loft
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional Alternate  
2nd Bathroom

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