



COMMUNITY GUIDE



ABOUT

Holder Branch is an intimate community of only 17 homesites designed for luxury living within proximity to the beautiful Fort Loudoun Lake.

As a resident of Holder Branch, you will enjoy thoughtfully designed homes with open layouts, top-end finishes, and the choice of a 3-car garage. The community offers seven semi-customizable floor plans, each with three elevation options, allowing you to buy or build a home that fits your lifestyle.

Enjoy nearby access to marinas, golf courses, scenic parks, The Markets at Choto, and the Farragut Greenway. Additionally, families can benefit from proximity to top-rated schools, including Northshore Elementary, Farragut Middle, and Farragut High School.

Choose Holder Branch for a limited opportunity to build your luxury home in one of West Knoxville's most desirable locations!

AMENITIES

- An upscale 17-home community near Fort Loudoun Lake
- Top-of-the-line luxury home finishes
- 2 brand-new floor plans with spacious, open designs
- 3-car garages available on every floor plan
- Conveniently located near two marinas, beautiful golf courses, local parks, The Markets at Choto, Farragut Greenways, Northshore Elementary, and Farragut Schools









ADMIRAL





Home Features







3-5 Bedrooms

3.5-5 Bathrooms

2-3 Garage Bays

Square Footage

Total Living Area 3,522+ Sq. Ft.

1,980+ Sq. Ft.

2nd Floor 1,542+ Sq. Ft.



Contact



865-966-8700



info@saddlebrookproperties.com



saddlebrookproperties.com











ADMIRAL



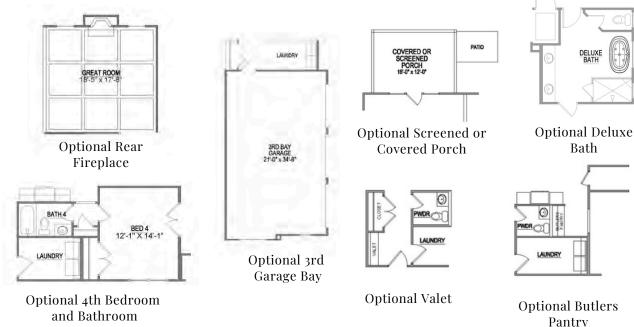
1st Floor

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



1st Floor Options



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ADMIRAL



2nd Floor

Key Features

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





Optional 4th Bedroom and Bathroom



Optional Two Story Great Room



Optional 3rd Bay Bonus Rm



Optional 3rd Bay Bonus Rm Finished Attic

BROOKWOOD





Home Features







4-5 Bedrooms

3.5-4.5 Bathrooms

3 Garage Bays

Square Footage

Total Living Area 3758+ Sq. Ft.

1st Floor 2437+ Sq. Ft.

2nd Floor 1321+ Sq. Ft.



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BROOKWOOD



1st Floor

Key Features

- Master on main
- Expansive Great Room w/ vaulted ceiling
- Walk-in Pantry
- **Grand Entry**
- Main level Laundry
- Secondary Bed and Bath on Main Level
- Powder Room
- **Covered Porch**

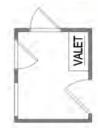




Optional Screened Porch



Optional Porch Fireplace



Optional Owners Bath

Optional Valet



Optional Office & Pantry Ilo Bed 4 Bath 4

BROOKWOOD

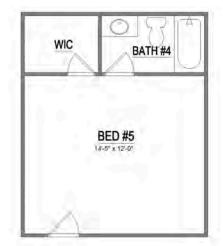


2nd Floor

Key Features

- 2 Bedrooms
- 1 Bathroom
- Loft
- Office
- Walk-in attic





Optional Bed 5 & Bath 4

CREEKSIDE





Home Features







4-5 Bedrooms

3.5-4.5 Bathrooms

Garage Bays

Square Footage

Total Living Area 3640+ Sq. Ft.

1st Floor 2254+ Sq. Ft.

2nd Floor 1386+ Sq. Ft.



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1st Floor

Key Features

- Master on main
- Expansive great room
- Walk-in Pantry
- 2 Story Great Room & Entry
- Main level Laundry
- Office
- Powder room
- Covered porch

1st Floor Options



Optional Owners Bath



Optional Valet



Optional Extended Porch



COVERED PORCH

DINING 13'-10" x 12'-1"

Optional Porch Fireplace



LAUNDRY

Optional Bed 4 Bath 4



CREEKSIDE



2nd Floor

Key Features

- 3 Bedrooms
- 2 Bathroom
- Spacious Loft
- Expansive walkin attic



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.

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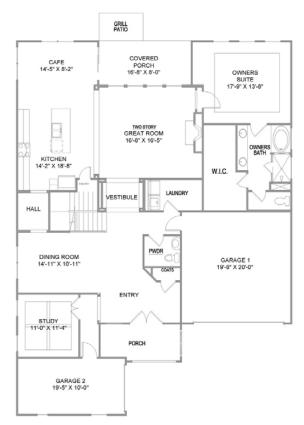
ESSEX



1st 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





ESSEX

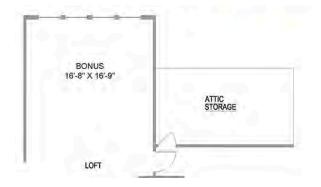


2nd Floor

Key Features

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





Optional Bonus Room



Optional 3rd Bathroom

EVERETT





Home Features







4-6 Bedrooms

3.5-4.5 Bathrooms

2-3 Garage Bays

Square Footage

Total Living Area 3,086+ Sq. Ft.

1,847+ Sq. Ft.

2nd Floor 1,239+ Sq. Ft.



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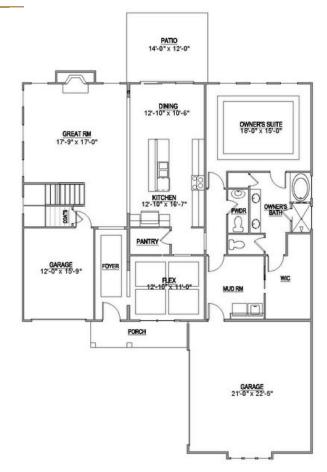
EVERETT



1st 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





Optional 3rd Garage Bay on 2 Car Garage



Optional Study Instead of Garage



Optional Bulters Pantry



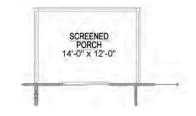
Optional 5th Bedroom and 4th Bathroom



Optional Valet



Optional Covered Porch



Optional Screened Porch

EVERETT



2nd Floor

Key Features

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





Optional 5th or 6th Bedroom Instead of Loft

HARVILLE





Home Features







3-5 Bedrooms

2.5-3.5 Bathrooms

2-3 Garage Bays

Square Footage

Total Living Area 2,

2,862+ Sq. Ft.

1st Floor

2,471+ Sq. Ft.

2nd Floor

391+ Sq. Ft.

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HARVILLE

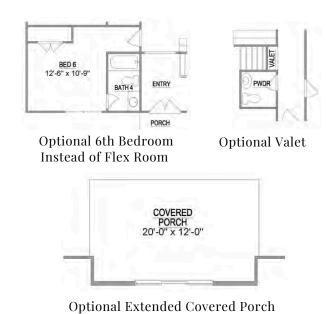


1st Floor

Key Features

- Courtyard Entry
- Open Concept Living
- Owner's Suite on Main
- 2 Additional Bedrooms on Main level
- Soaring Ceiling in the Great Room & Kitchen
- Walk-in Pantry
- Flex Room
- Powder Room
- Covered Porch









Optional 3rd Garage Bay

Optional Covered Porch Instead of Bedroom #2

HARVILLE



2nd Floor

Key Features

- Large Bonus Room
- Walk-in Attic Storage





Optional 3rd Bathroom



Optional 4th Bedroom and 3rd Bathroom



Optional 4th Bedroom and 5th Bedroom and 3rd Bathroom

RIVERSIDE





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.



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RIVERSIDE



1st Floor

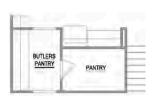
Key Features

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





Optional 3rd Garage Bay



Optional Butlers Pantry



Optional Built-In 3rd Garage Bay



Optional Extended Porch



Optional 5th Bedroom and 4th Bathroom

RIVERSIDE

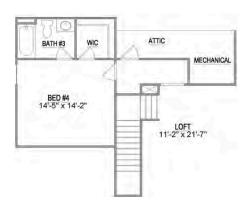


2nd Floor

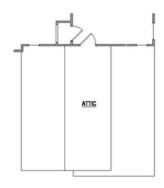
Key Features

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





Optional 4th Bedroom and 3rd Bathroom



Optional Attic Storage