



THE **GROVE** AT BOYD STATION

COMMUNITY GUIDE



ABOUT

Perched on a hilltop, The Grove at Boyd Station is a luxury Farragut community offering gorgeous scenic views. As you arrive at The Grove, you will be greeted by the breathtaking blue hues of the Smoky Mountains, with distinctive silhouettes of iconic mountain peaks from some of East Tennessee's renowned hiking trails on the horizon. Below, you will find the tranquil waters of Fort Loudoun Lake on the Tennessee River.

This Farragut community features our latest and most versatile floor plans, catering to a wide range of preferences. Luxury homes, complete with expandable garages, grace the highest points of the landscape. Downhill is the beautifully landscaped pool area and amenity center, offering spaces for gathering and relaxation under the shade of trees. The Grove at Boyd Station has been meticulously designed for both families and friends to cherish for years to come.

AMENITIES

- Prime Farragut location across from McFee Park and close to Farragut Greenway Trails
- Beautiful landscaping and an expansive amenities package with a community pool, clubhouse, open-air pavilion, well-lit sidewalks, and streetlights
- 14 designer floor plans ranging from 2,300–3,500 square feet with 3-car garages available
- Luxurious interior features including full brick and stone exteriors, sodded lawns, and an irrigation system
- Convenient access to the interstate, Turkey Creek shopping, restaurants, lake access, golf courses, scenic parks, and award-winning Farragut schools

CONTACT US

ADMIRAL



FARMHOUSE



FRENCH COUNTRY



OLD WORLD



TRADITIONAL

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Home Features



3-5
Bedrooms



3.5-5
Bathrooms



2-3
Garage Bays

Square Footage

Total Living Area 3,522+ Sq. Ft.

1st Floor 1,980+ Sq. Ft.

2nd Floor 1,542+ Sq. Ft.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social



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



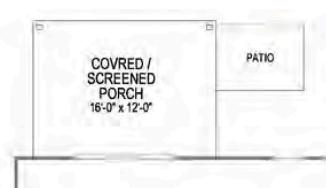
Optional Rear
Fireplace



Optional 4th Bedroom
and Bathroom



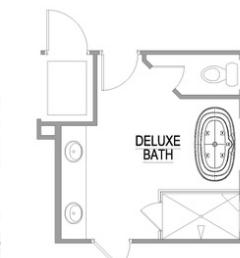
Optional 3rd
Garage Bay



Optional Screened or
Covered Porch



Optional Valet



Optional Deluxe
Bath



Optional Butlers
Pantry

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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



2nd 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



EUROPEAN



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

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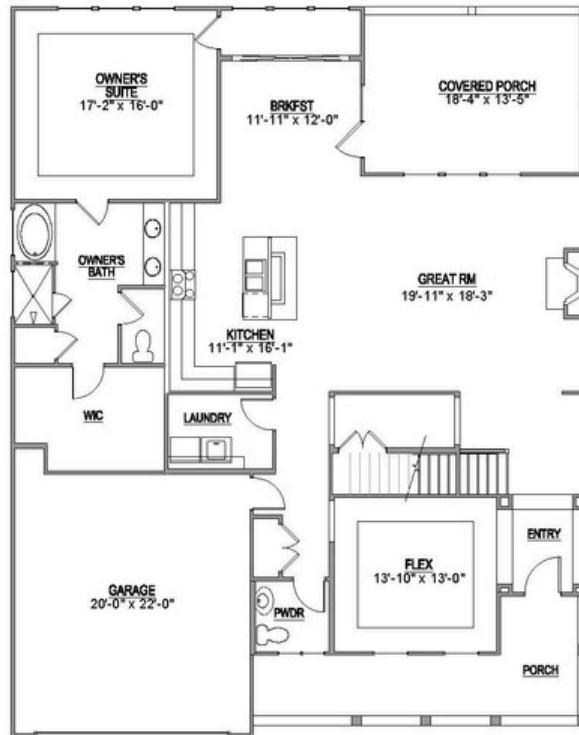
FRENCH COUNTRY

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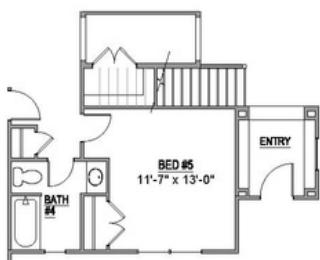
1st Floor

Key Features

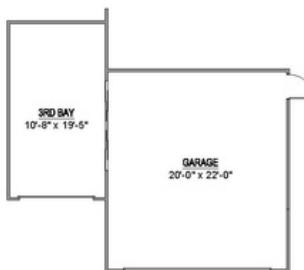
- Large Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Casual Dining Area
- Walk-in pantry
- Main level laundry
- Covered Porch
- Powder Room



1st Floor Options

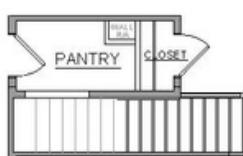
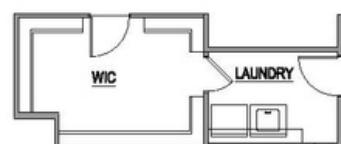


Optional 5th Bedroom
Instead of Flex Room



Optional 3rd Garage Bay

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

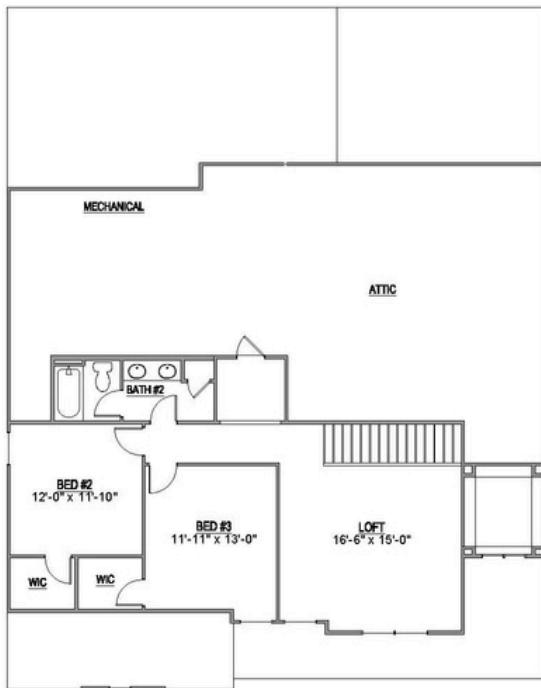


Optional Extended Pantry

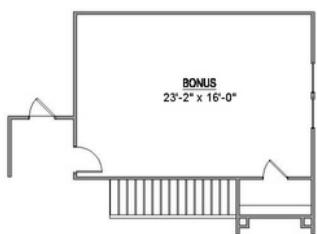
2nd Floor

Key Features

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



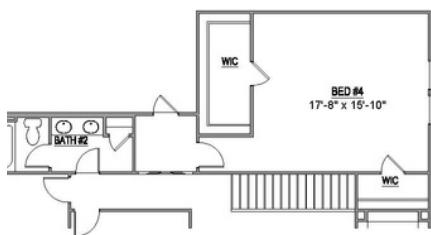
2nd Floor Options



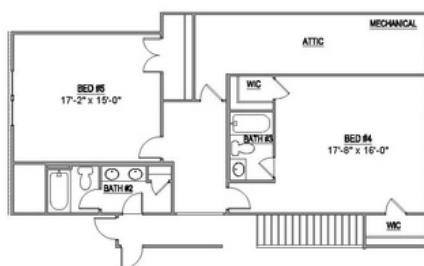
Optional Bonus Room



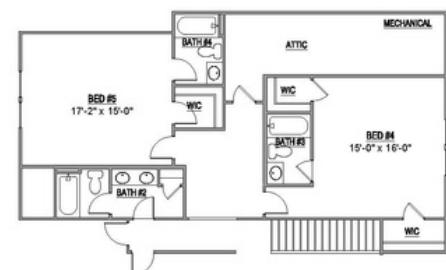
Optional 4th Bedroom and 3rd Bathroom



Optional 4th Bedroom
with Walk-In Closet



Optional 4th and 5th Bedroom
with 3rd Bathroom



Optional 4th and 5th Bedroom
with 3rd Bathroom

ALDERWOOD



 EUROPEAN



 FARMHOUSE



 TRADITIONAL

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

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ALDERWOOD



1st Floor

Key Features

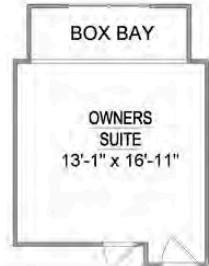
- Inviting Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Large Eat-in Kitchen
- Oversized Walk-in Shower in Owner's Bathroom
- 2 Story Great Room & Foyer
- Powder Room



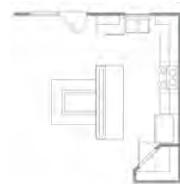
1st Floor Options



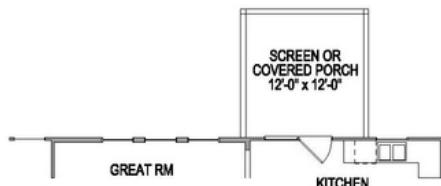
Optional Deluxe Bathroom



Optional Box Bay



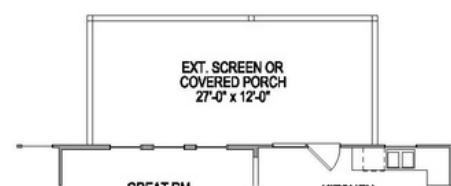
Optional Kitchen Island



Optional Screened or Covered Porch



Optional 3rd Garage Bay



Optional Extended Screened or Covered Porch

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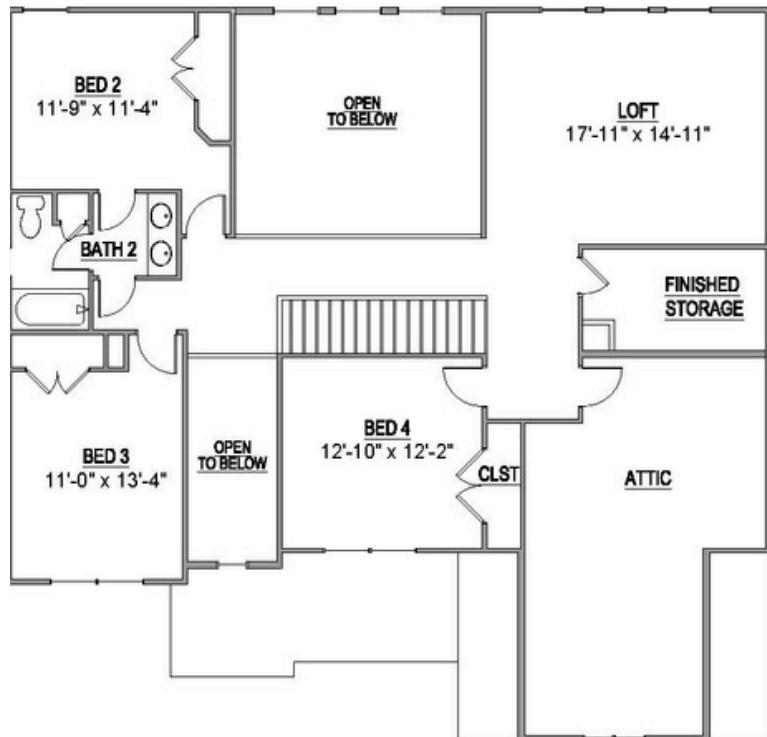
ALDERWOOD



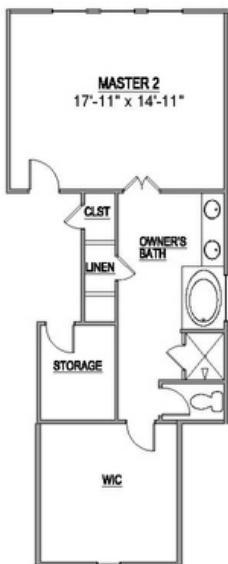
2nd Floor

Key Features

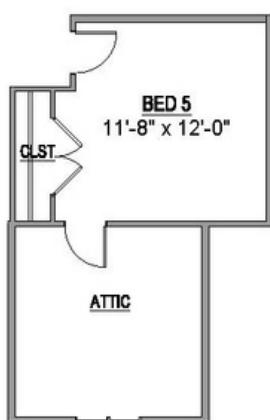
- Spacious Loft
- Finished Storage
- Walk-in Attic
- 3 Bedrooms
- 1 Full Bathroom



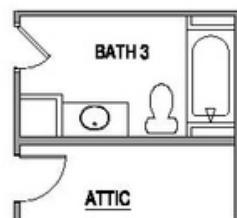
2nd Floor Options



Optional 2nd
Master Suite



Optional 5th Bedroom



Optional 3rd Bathroom

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ASPEN



 FARMHOUSE

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

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 saddlebrookproperties.com

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ASPEN



1st Floor

Key Features

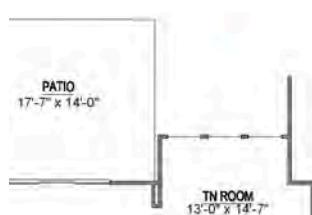
- Open Concept Living
- Owner's Suite on Main
- Double Walk-In Closets in Owner's Suite
- Flex Room
- Large Walk-in Pantry
- Secondary Bed/Bath on Main
- Mud room w/ Easy access to Laundry Room
- Powder Room



1st Floor Options



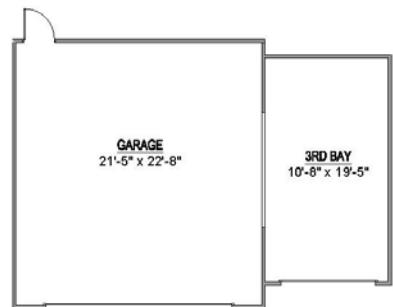
Optional Covered or Screened Porch



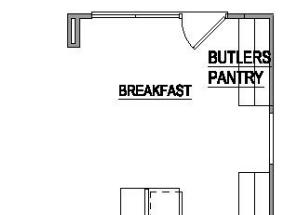
Optional TN Room



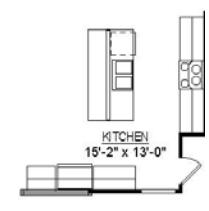
Optional Deluxe Bath



Optional 3rd Garage Bay



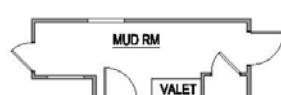
Optional Butlers Pantry



Optional Kitchen Cabinets



Optional Kitchen Pantry



Optional Valet

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ASPEN



2nd Floor

Key Features

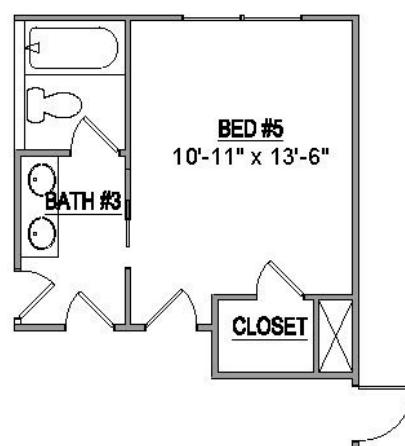
- Bonus Room with Sitting Area
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bathroom



Optional 5th Bedroom

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ESSEX



FARMHOUSE



FRENCH COUNTRY

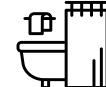


OLD WORLD

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

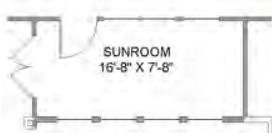


1st Floor

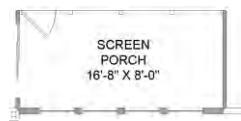
Key Features

- 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

1st Floor Options



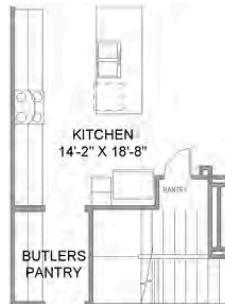
Optional Sunroom



Optional Screened Porch



Optional Walk-In-Closet
Door to Laundry



Optional Butlers Pantry



Optional Extended Covered
Porch



Optional 5th
Bedroom Suite



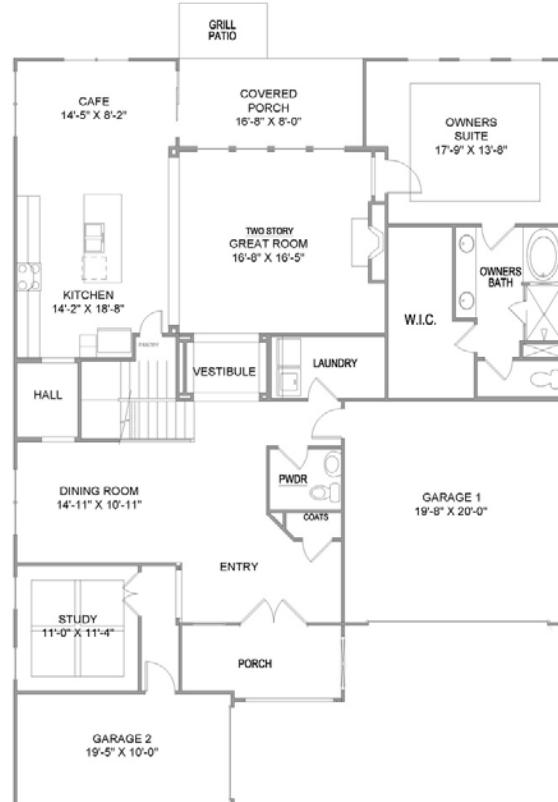
Optional Extended Great Room



Optional Deluxe
Owner's Bathroom



Optional 2nd Pantry



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ESSEX



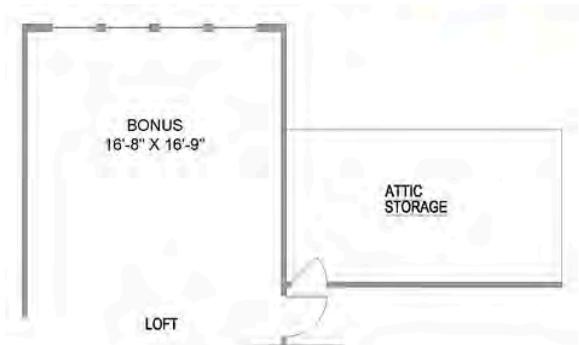
2nd Floor

Key Features

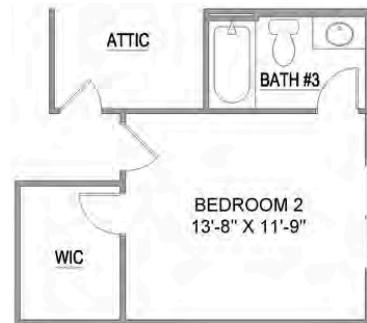
- Spacious Loft Open to Great Room Below
- Walk-in Attic



2nd Floor Options



Optional Bonus Room



Optional 3rd Bathroom

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EVERETT



EUROPEAN



FARMHOUSE



FRENCH COUNTRY

Home Features



4-6
Bedrooms



3.5-4.5
Bathrooms



3
Garage Bays

Square Footage

Total Living Area 3,074+ Sq. Ft.

1st Floor 1,817+ Sq. Ft.

2nd Floor 1,257+ Sq. Ft.

Contact

865-966-8700

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saddlebrookproperties.com

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EVERETT



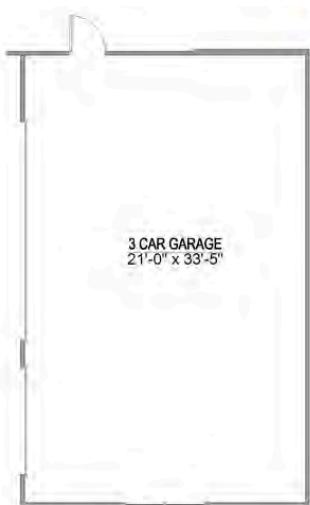
1st Floor

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



1st Floor Options



Optional 3rd Garage Bay
on 2 Car Garage



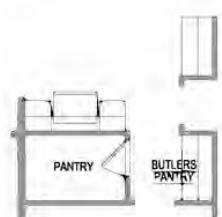
Optional Study
Instead of Garage



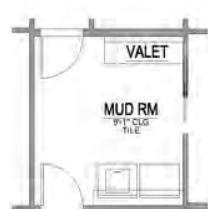
Optional 5th Bedroom
and 4th Bathroom



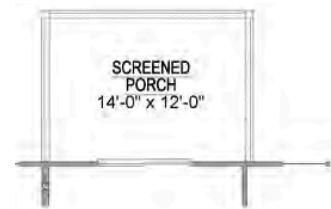
Optional Covered Porch



Optional Butlers Pantry



Optional Valet



Optional Screened Porch

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EVERETT



2nd Floor

Key Features

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



2nd Floor Options



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 2,862+ Sq. Ft.

1st Floor 2,471+ Sq. Ft.

2nd Floor 391+ Sq. Ft.

Contact

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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



1st Floor Options



Optional 6th Bedroom
Instead of Flex Room



Optional Valet



Optional Extended Covered Porch

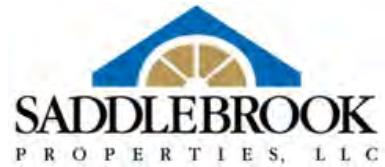


Optional 3rd Garage Bay

Optional Covered
Porch Instead of
Bedroom #2

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HARVILLE



2nd Floor

Key Features

- Large Bonus Room
- Walk-in Attic Storage



2nd Floor Options



Optional 3rd Bathroom



Optional 4th Bedroom
and 3rd Bathroom



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

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MORGAN



 A ELEVATION



 B ELEVATION

Square Footage

Total Living Area 2,884+ Sq. Ft.

1st Floor 2,193+ Sq. Ft.

2nd Floor 691+ Sq. Ft.

Home Features



3-4
Bedrooms



3
Bathrooms



2-3
Garage Bays

Social



Contact

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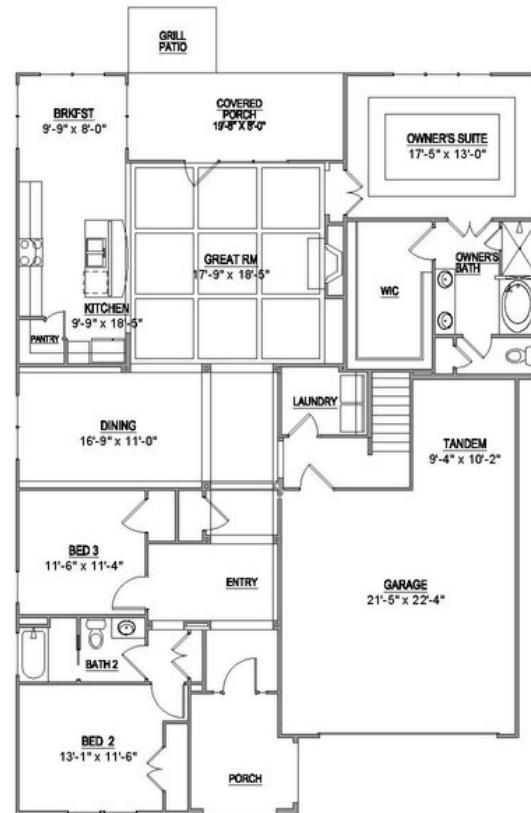
MORGAN



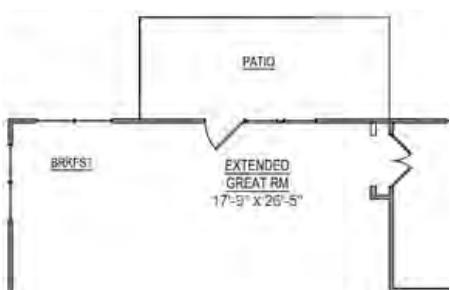
1st Floor

Key Features

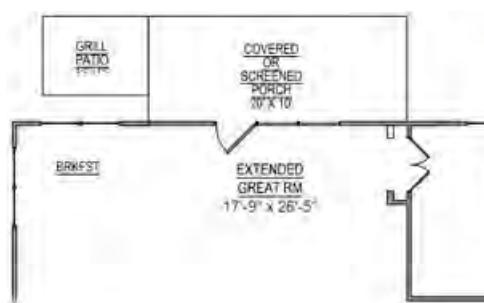
- Open Concept Living
- Owner's Suite on Main
- 2 additional Bedrooms & 1 Bath on the Main Level
- Formal Dining Room
- Breakfast Nook Adjacent to the Kitchen
- Covered Porch
- Tandem Garage Space



1st Floor Options



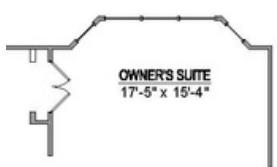
Optional Extended Great Room



Optional Extended Great Room with
Covered or Screened Porch



Optional 3rd Garage Bay



Optional Bay Window in
Owner's Suite

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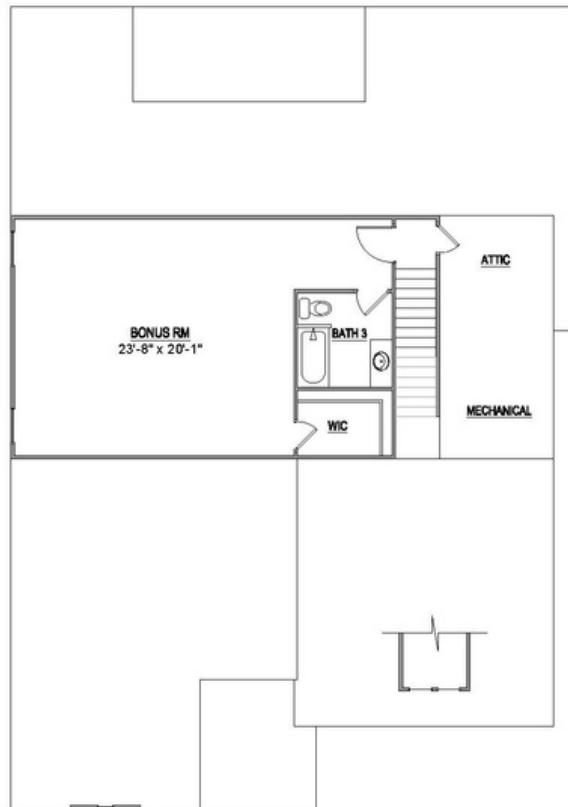
MORGAN



2nd Floor

Key Features

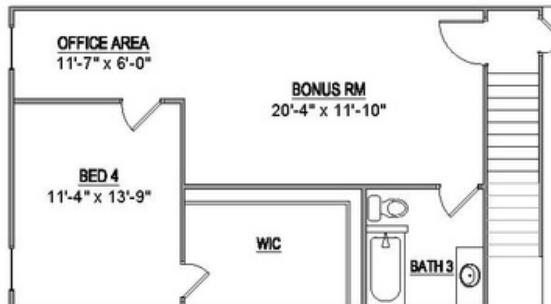
- Spacious Bonus Room
- Full Bathroom and Walk-in Closet
- Walk-in Attic



2nd Floor Options



Optional Christmas Closet



Optional 4th Bedroom

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PARKSIDE



 EUROPEAN



 FARMHOUSE



 TRADITIONAL



Home Features



3-5
Bedrooms



2.5-4.5
Bathrooms



3
Garage Bays

Square Footage

Total Living Area 3,031+ Sq. Ft.

1st Floor 1,956+ Sq. Ft.

2nd Floor 1,075+ Sq. Ft.

Contact

 865-966-8700

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



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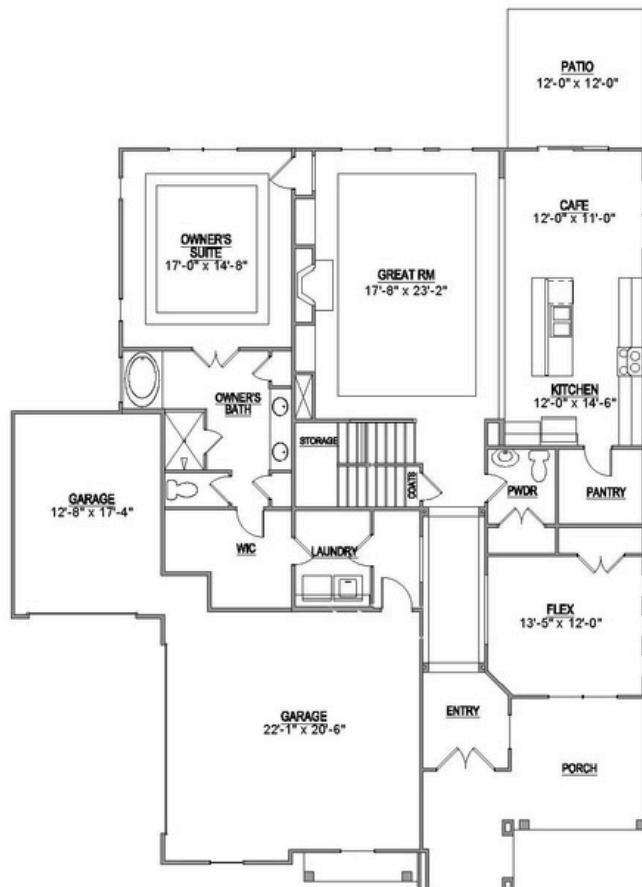
PARKSIDE



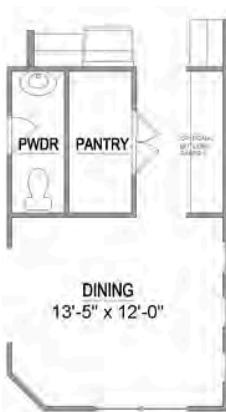
1st Floor

Key Features

- Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Large Kitchen with Eat-in Cafe
- Walk-in Pantry
- Main Level Storage Under Staircase
- 3-car Garage
- Powder Room



1st Floor Options



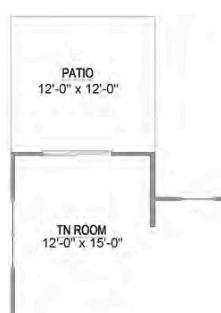
Optional Dining Room
Instead of Flex Room



Optional 4th Bedroom
and 3rd Bathroom



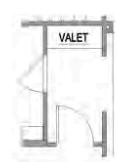
Optional Covered Porch



Optional TN Room



Optional Screened Porch



Optional Valet

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PARKSIDE



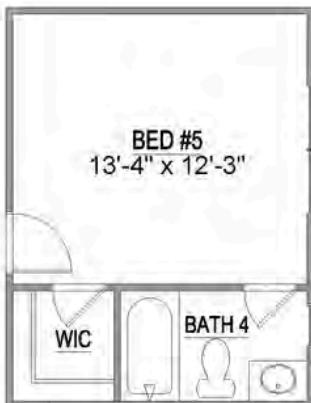
2nd Floor

Key Features

- Spacious Loft
- 1 Bedroom with Walk-in Closet & Sitting Area
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 5th Bedroom
and 4th Bathroom

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RIVERSIDE



EUROPEAN



FARMHOUSE



TRADITIONAL

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

865-966-8700

info@saddlebrookproperties.com

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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

1st Floor Options



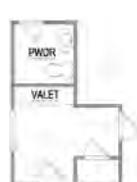
Optional 3rd Garage Bay



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



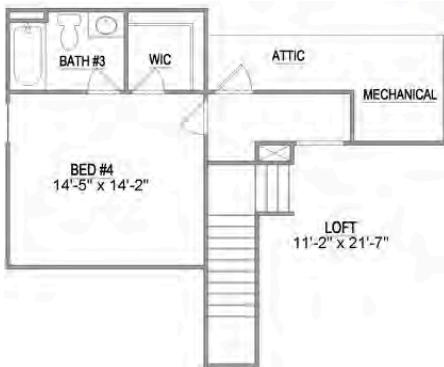
2nd Floor

Key Features

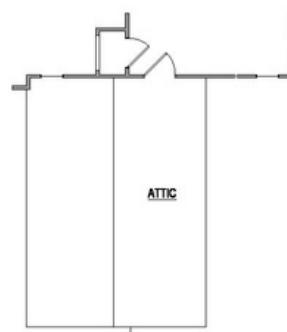
- Spacious Loft
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bedroom
and 3rd Bathroom



Optional Attic Storage