



VINING MILL

COMMUNITY GUIDE



ABOUT

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

- 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



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



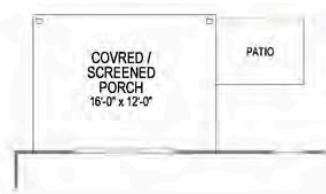
Optional Rear
Fireplace



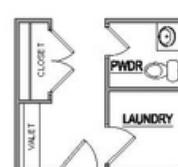
Optional 4th Bedroom
and Bathroom



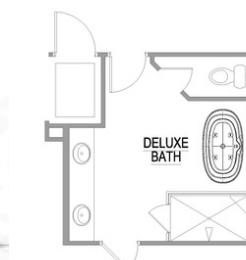
Optional 3rd
Garage Bay



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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Social



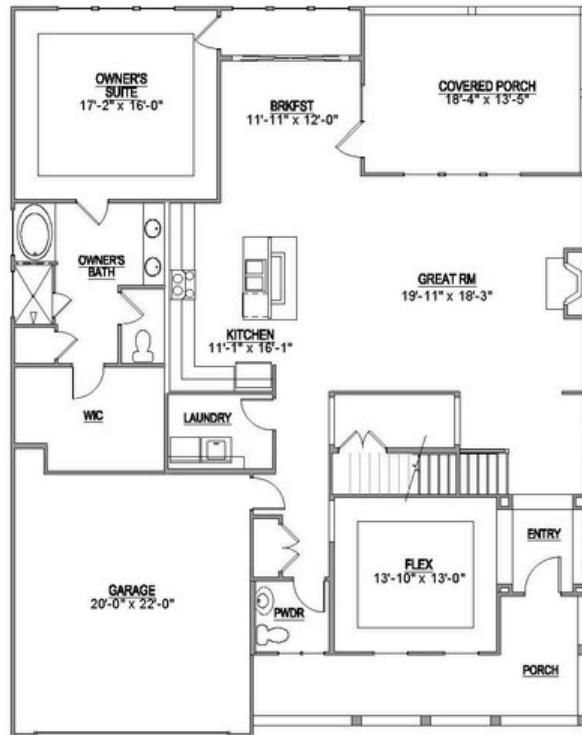
 FRENCH COUNTRY

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1st Floor

Key Features

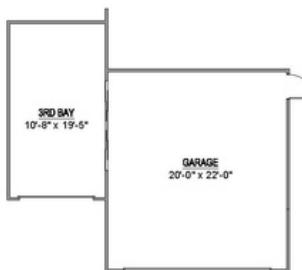
- Large Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Casual Dining Area
- Walk-in pantry
- Main level laundry
- Covered Porch
- Powder Room



1st Floor Options

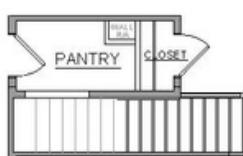
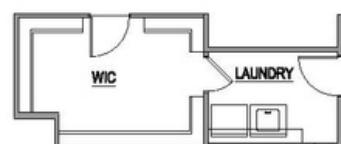


Optional 5th Bedroom
Instead of Flex Room



Optional 3rd Garage Bay

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

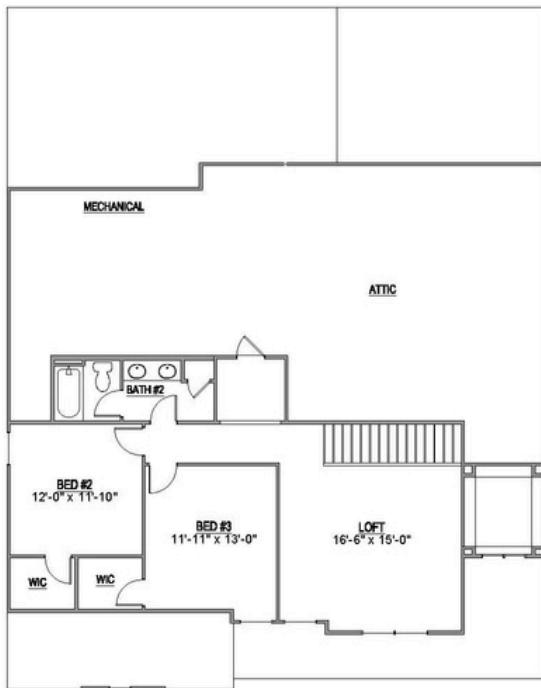


Optional Extended Pantry

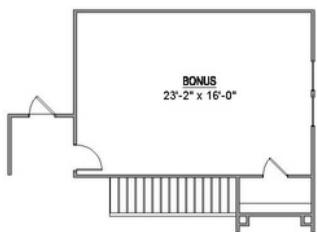
2nd Floor

Key Features

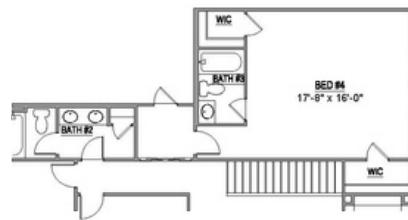
- Spacious Loft
- Expansive Walk-in Attic
- 2 Full Bedrooms w/ Walk-in Closets
- 1 Full Bathroom



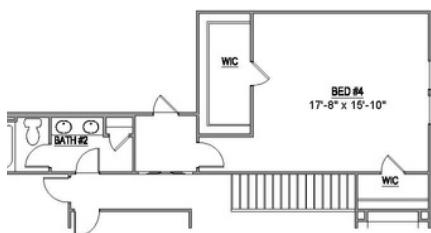
2nd Floor Options



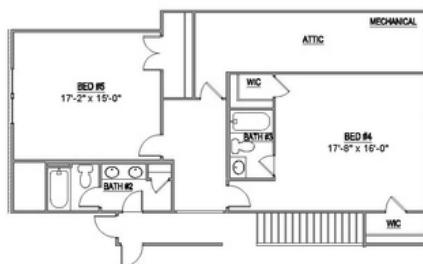
Optional Bonus Room



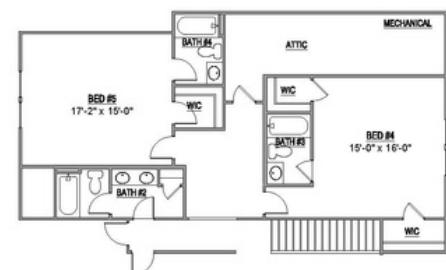
Optional 4th Bedroom and 3rd Bathroom



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

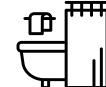


 TRADITIONAL

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

 865-966-8700

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Social



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ALDERWOOD



1st Floor

Key Features

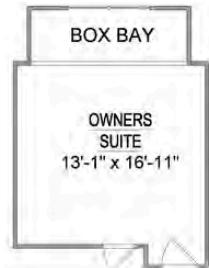
- Inviting Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Large Eat-in Kitchen
- Oversized Walk-in Shower in Owner's Bathroom
- 2 Story Great Room & Foyer
- Powder Room



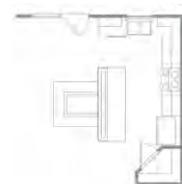
1st Floor Options



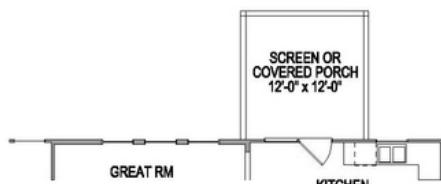
Optional Deluxe Bathroom



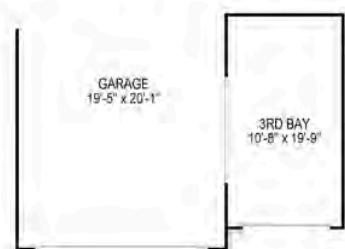
Optional Box Bay



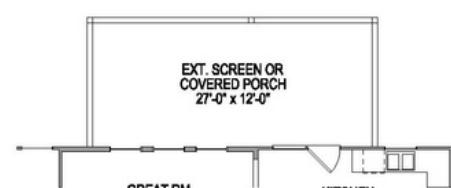
Optional Kitchen Island



Optional Screened or Covered Porch



Optional 3rd Garage Bay



Optional Extended Screened or Covered Porch

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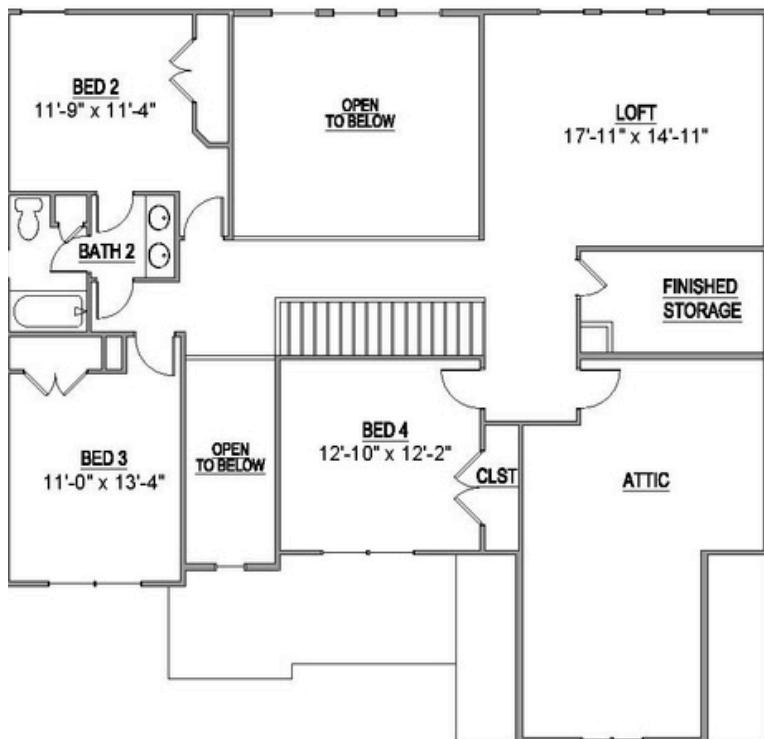
ALDERWOOD



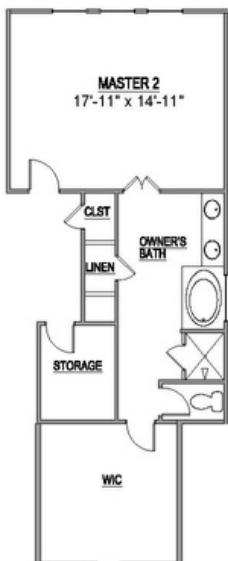
2nd Floor

Key Features

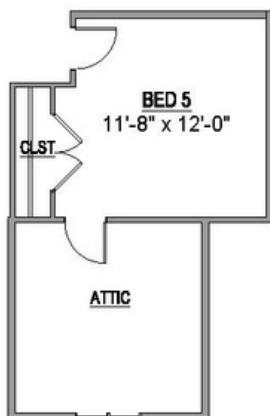
- Spacious Loft
- Finished Storage
- Walk-in Attic
- 3 Bedrooms
- 1 Full Bathroom



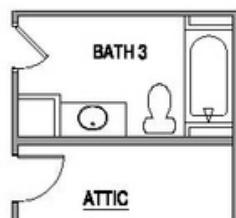
2nd Floor Options



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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ASPEN



1st Floor

Key Features

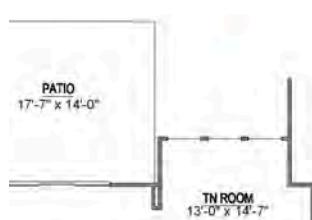
- Open Concept Living
- Owner's Suite on Main
- Double Walk-In Closets in Owner's Suite
- Flex Room
- Large Walk-in Pantry
- Secondary Bed/Bath on Main
- Mud room w/ Easy access to Laundry Room
- Powder Room



1st Floor Options



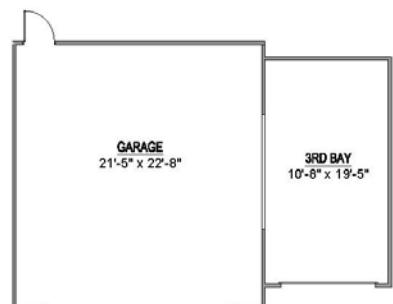
Optional Covered or Screened Porch



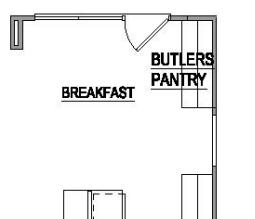
Optional TN Room



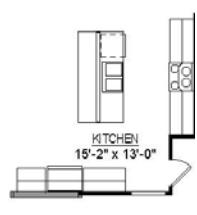
Optional Deluxe Bath



Optional 3rd Garage Bay



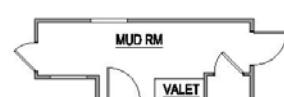
Optional Butlers Pantry



Optional Kitchen Cabinets



Optional Kitchen Pantry



Optional Valet

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ASPEN



2nd Floor

Key Features

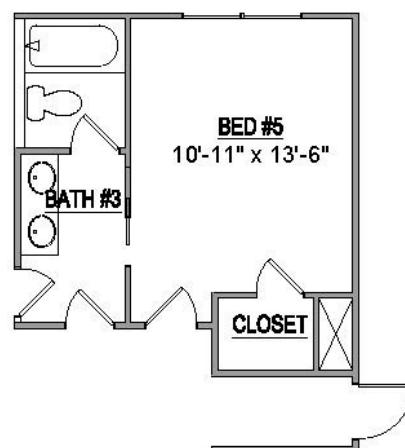
- Bonus Room with Sitting Area
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bathroom



Optional 5th Bedroom

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CHADWICK



 EUROPEAN



 FRENCH



 OLD WORLD

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

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



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CHADWICK



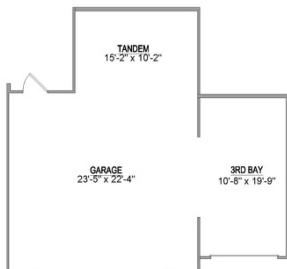
1st Floor No Bonus

Key Features

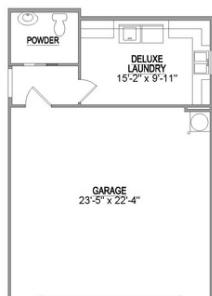
- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



1st Floor No Bonus Options



Optional 3rd Garage Bay



Optional Deluxe Laundry & Powder Room



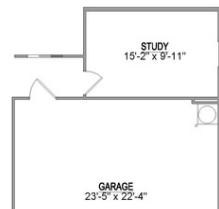
Optional Garage Bump



Optional Extended Great Room with Covered Porch



Optional Valet



Optional Study Instead of Tandem Garage Space

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CHADWICK



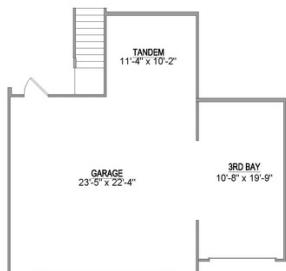
1st Floor w/ Bonus

Key Features

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



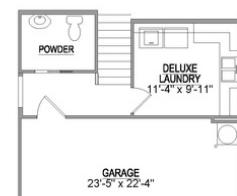
1st Floor w/ Bonus Options



Optional 3rd Garage Bay



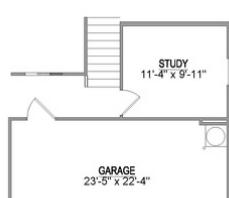
Optional Garage Bump



Optional Owner's Bathroom - No Tub



Optional Extended Great Room with Covered or Screened Porch



Optional Study Instead of Tandem Garage Space

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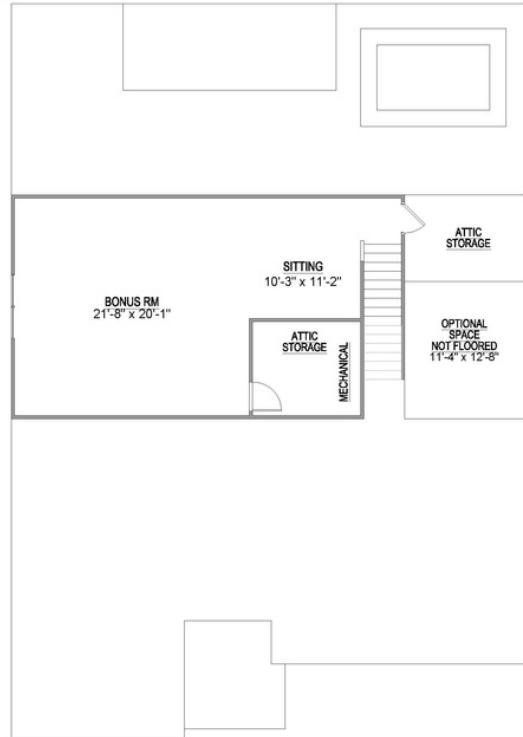
CHADWICK



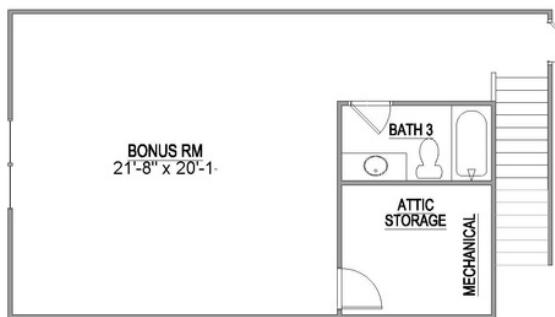
Optional 2nd Floor

Key Features

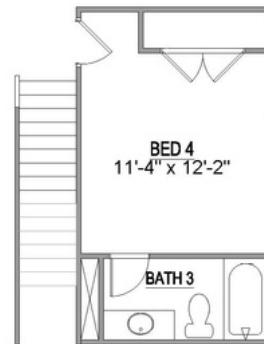
- Bonus Room with Sitting Area
- Walk-in Attic Storage



2nd 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

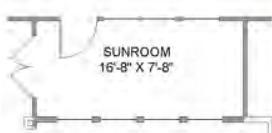


1st Floor

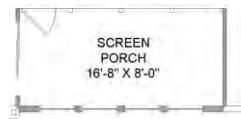
Key Features

- 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



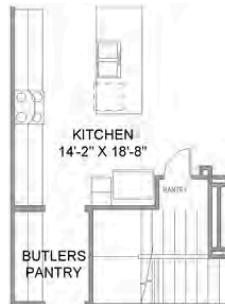
Optional Sunroom



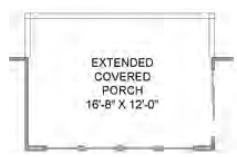
Optional Screened Porch



Optional Walk-In-Closet
Door to Laundry



Optional Butlers Pantry



Optional Extended Covered
Porch



Optional 5th
Bedroom Suite



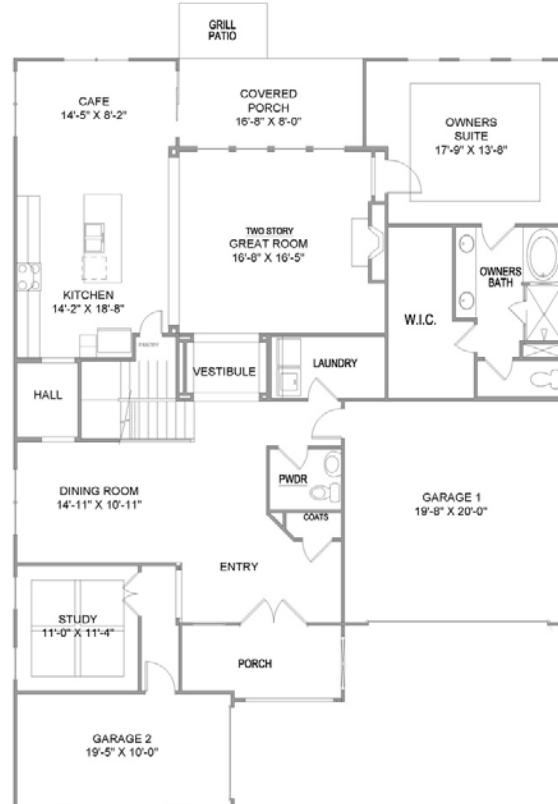
Optional Extended Great Room



Optional Deluxe
Owner's Bath



Optional 2nd Pantry



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ESSEX



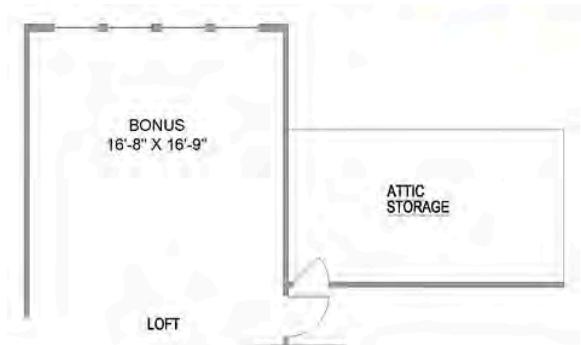
2nd Floor

Key Features

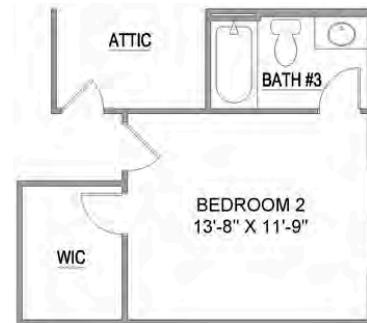
- Spacious Loft Open to Great Room Below
- Walk-in Attic



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

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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



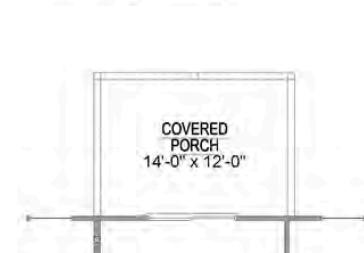
Optional 3rd Garage Bay
on 2 Car Garage



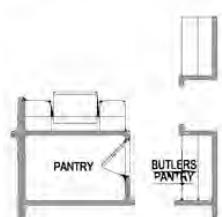
Optional Study
Instead of Garage



Optional 5th Bedroom
and 4th Bathroom



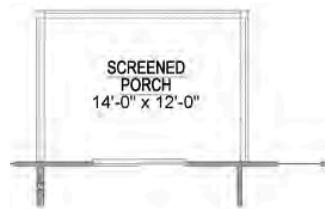
Optional Covered Porch



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

HUDSON



 EUROPEAN



 FARMHOUSE



 TRADITIONAL

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

 865-966-8700

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



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HUDSON



1st 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



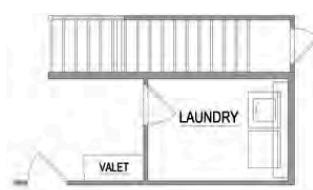
1st Floor Options



Optional Screened Porch



Optional Extended
Covered Porch



Optional Laundry with
Valet

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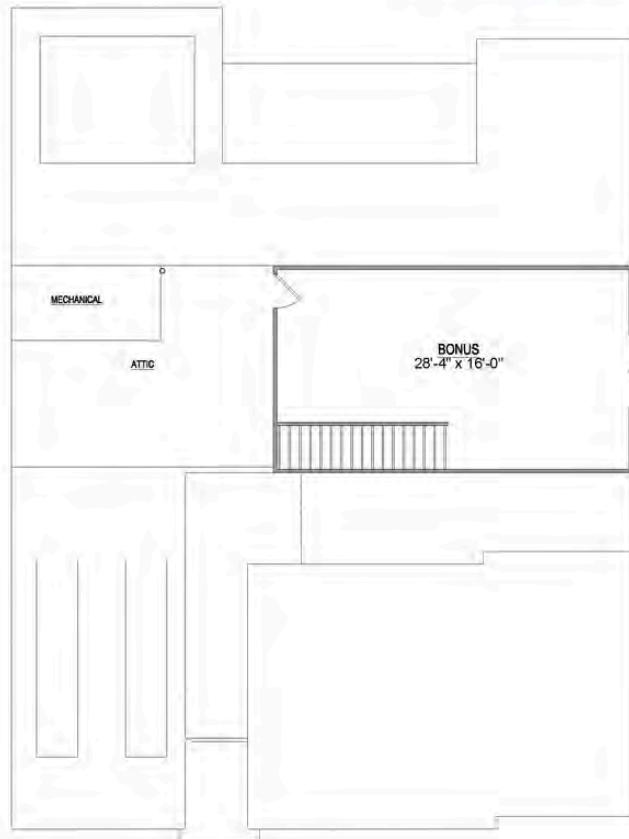
HUDSON



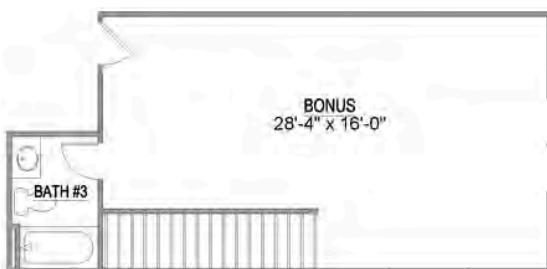
2nd Floor

Key Features

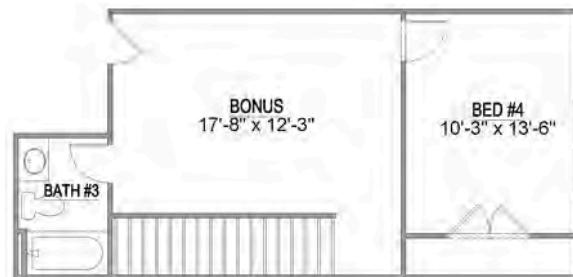
- Large Bonus Room
- Walk-in Attic Storage



2nd Floor Options



Optional 3rd Bathroom



Optional 3rd Bathroom and 4th Bedroom



Optional Alternate 4th Bedroom and 3rd Bathroom

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LAKELAND



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



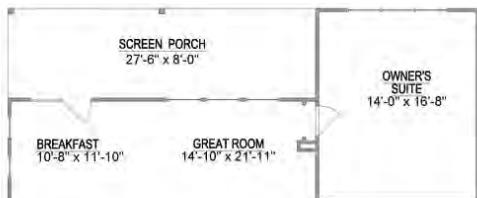
1st Floor

Key Features

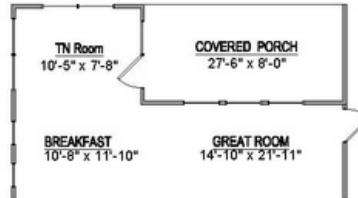
- Front Porch
- Open Concept Living
- Owner's Suite on Main
- 2 Additional Bedrooms & Full Bath on Main
- Soaring Great Room Ceilings
- Formal Dining Room
- Casual Breakfast Nook
- Large Covered Patio with Grill Patio



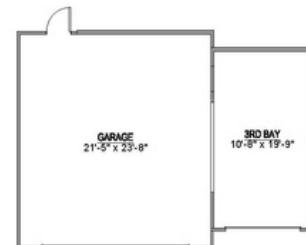
1st Floor Options



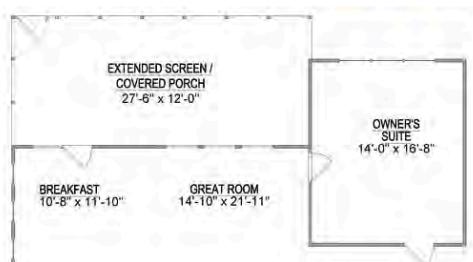
Optional Screened Porch



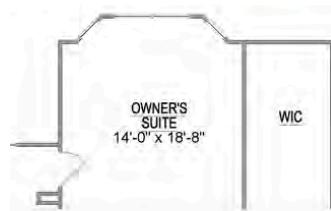
Optional TN Room



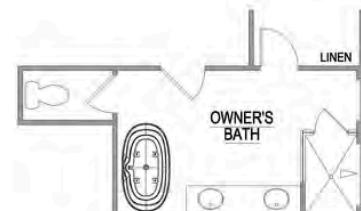
Optional 3rd Garage Bay



Optional Extended Screen/Covered Porch



Optional Bay Window



Optional Deluxe Owners Suite

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LAKELAND



2nd Floor

Key Features

- Large Bonus Room
- Walk-in Attic Storage



2nd 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

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LIVINGSTON



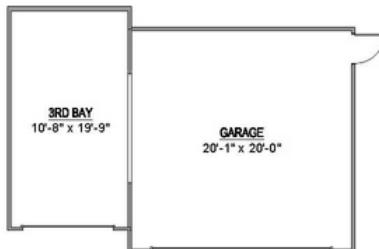
1st Floor

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



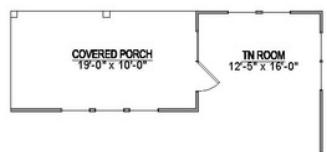
1st Floor Options



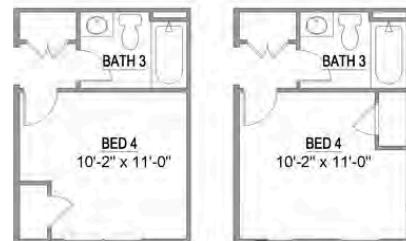
Optional 3rd Garage Bay



Optional Extended Great Room



Optional TN Room



Elevation E & T Elevation C & F

Optional 4th Bedroom and 3rd Bathroom



Optional 4th Bedroom Suite

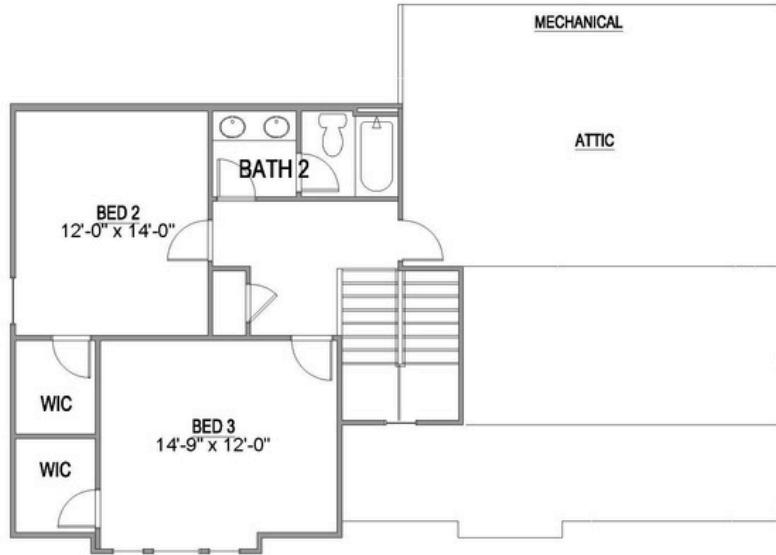
LIVINGSTON



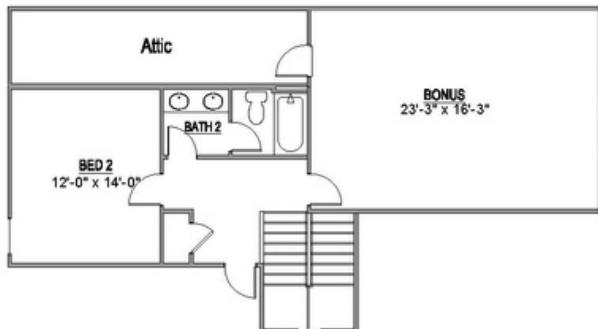
2nd Floor

Key Features

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



2nd 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

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1st 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



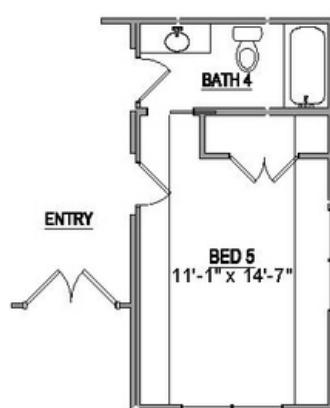
1st Floor Options



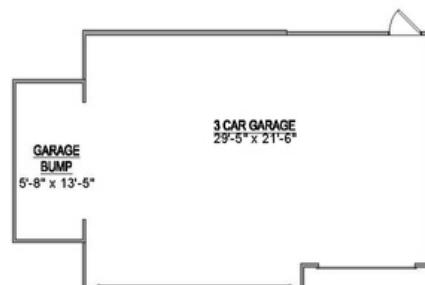
Optional Covered Porch



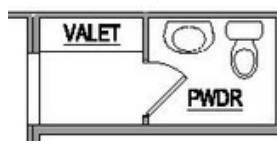
Optional Screened Porch



Optional 5th Bedroom
and 4th Bathroom



Optional Garage Bump

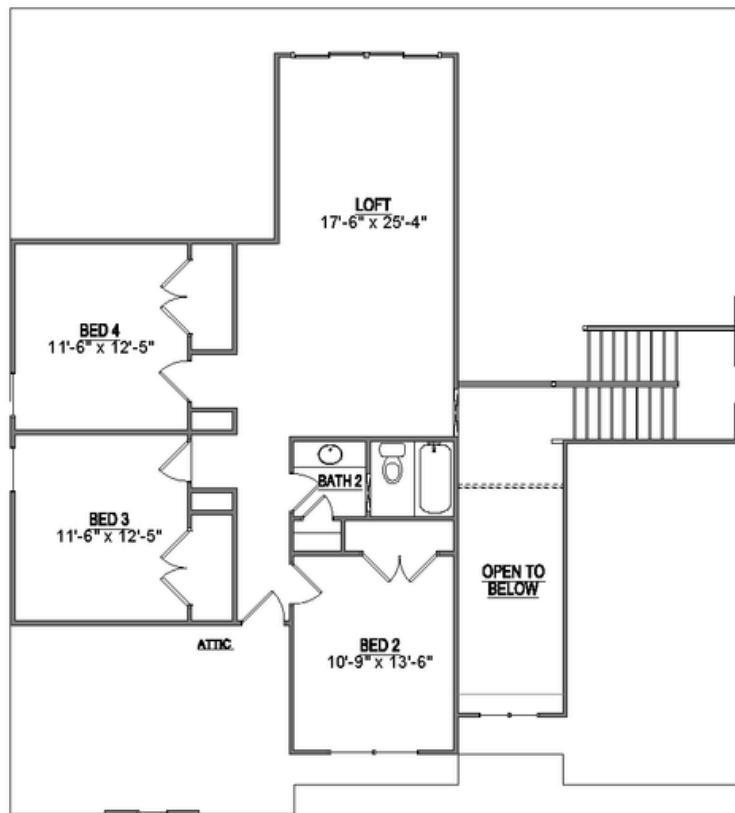


Optional Valet

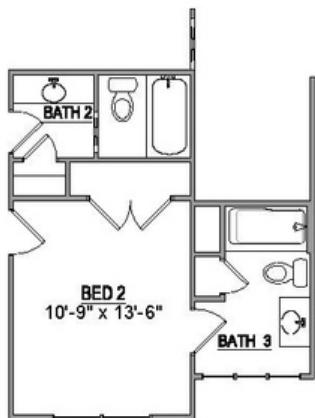
2nd Floor

Key Features

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



2nd Floor Options



Optional 3rd Bathroom

PRIMROSE



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

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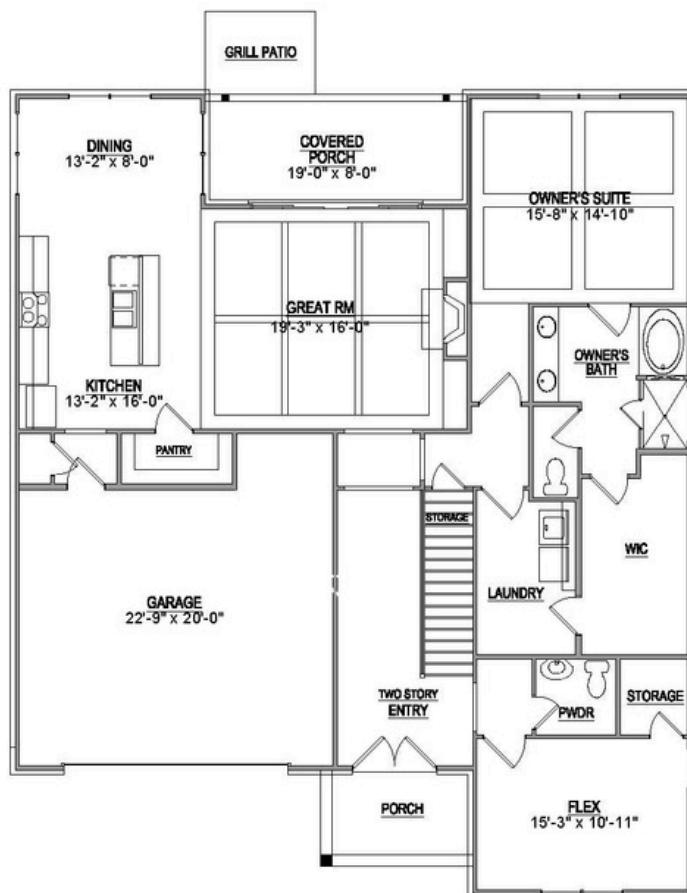
PRIMROSE



1st 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



1st 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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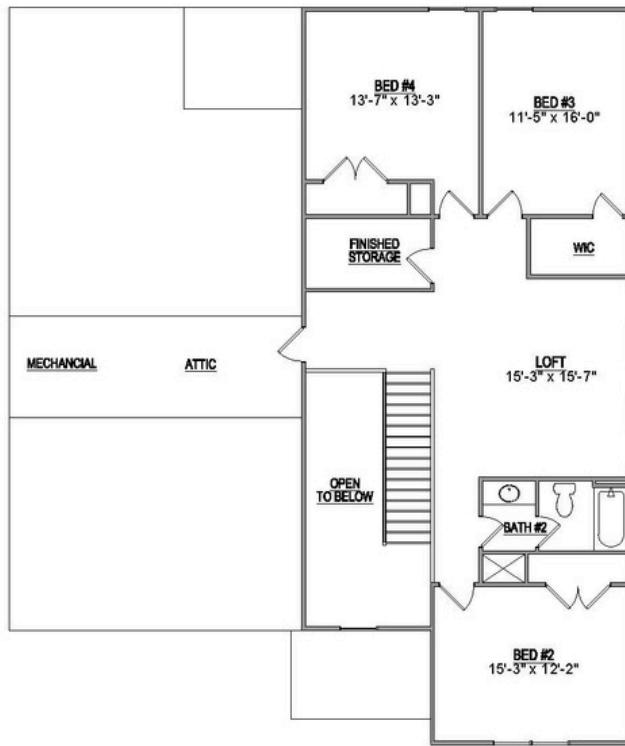
PRIMROSE



2nd Floor

Key Features

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



2nd Floor Options



Optional 3rd Bathroom

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RIVERSIDE



 EUROPEAN



 FARMHOUSE



 FRENCH COUNTRY

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

 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



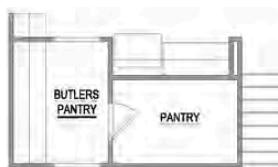
Optional Built-In 3rd Garage Bay



Optional 5th Bedroom and 4th Bathroom



Optional Valet



Optional Butlers Pantry



Optional Extended Porch

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RIVERSIDE



2nd Floor

Key Features

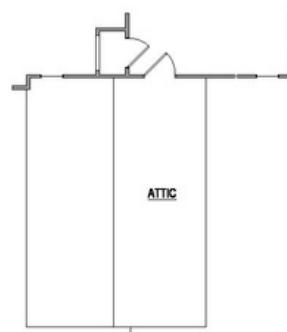
- Spacious Loft
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bedroom
and 3rd Bathroom



Optional Attic Storage

WILDWOOD



 EUROPEAN



 FARMHOUSE



 TRADITIONAL

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

 865-966-8700

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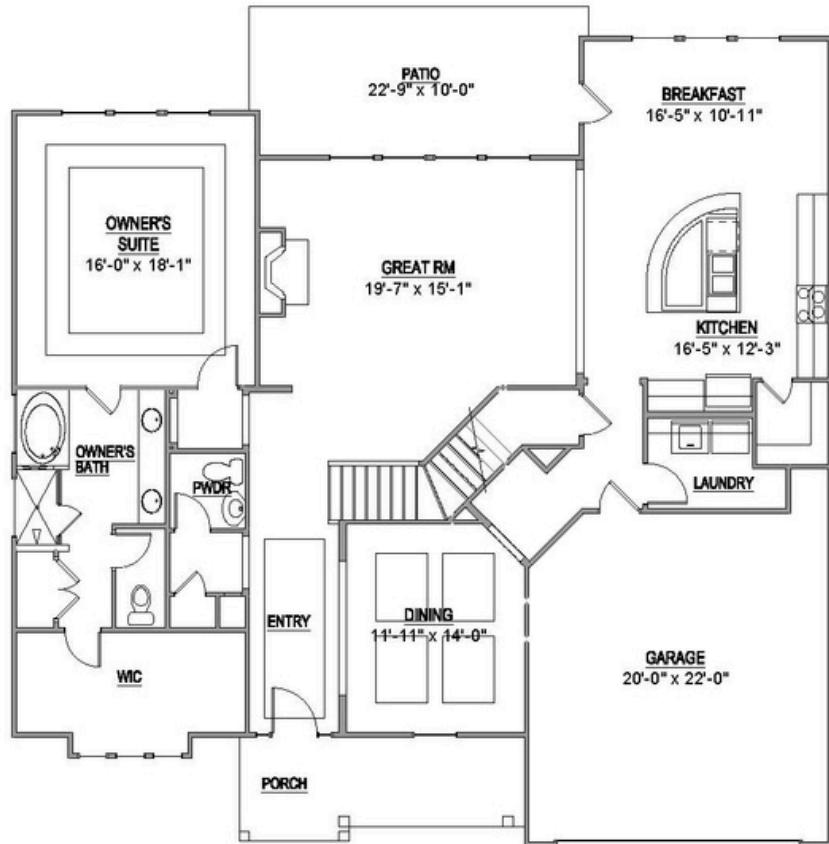
WILDWOOD



1st Floor

Key Features

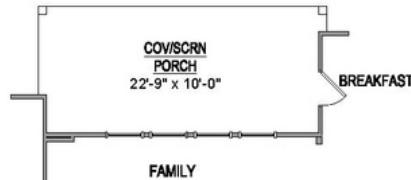
- Open Concept Living
- Owner's Suite on Main with Double Trey Ceiling
- Chef's Island in the Kitchen
- Formal Dining Room with Designer Ceiling
- Walk-in Pantry
- Powder Room
- Front Porch
- Large Patio off Breakfast Nook



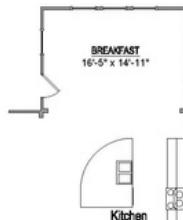
1st Floor Options



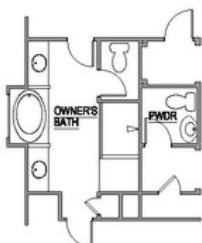
Optional Coffered Ceiling



Optional Covered or Screened Porch



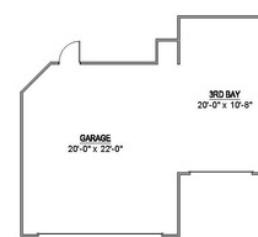
Optional TN Room



Optional Deluxe Owner's Bath



Optional Office Instead of Dining Room



Optional 3rd Garage Bay

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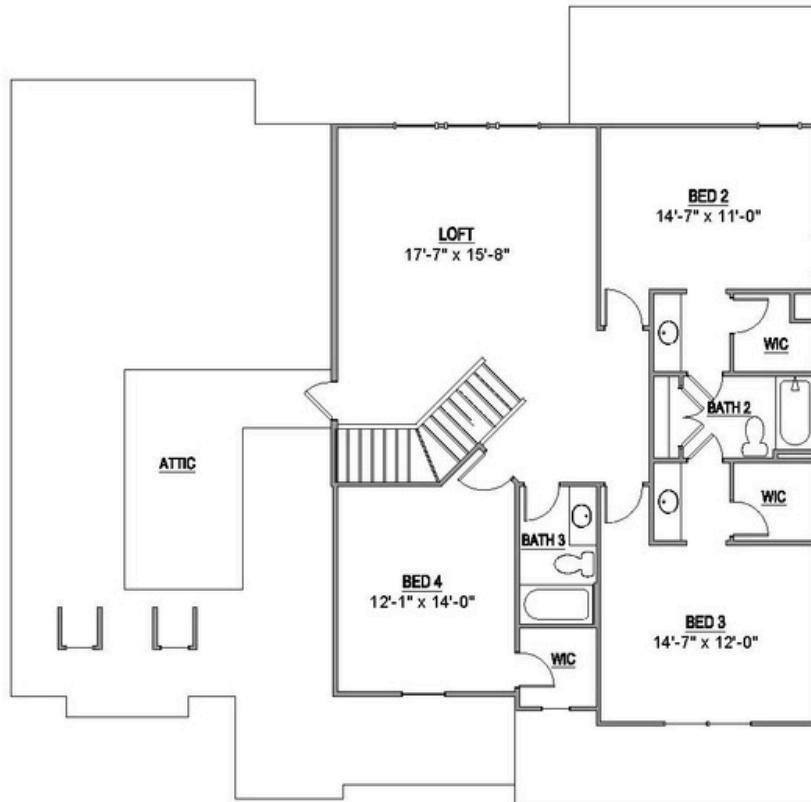
WILDWOOD



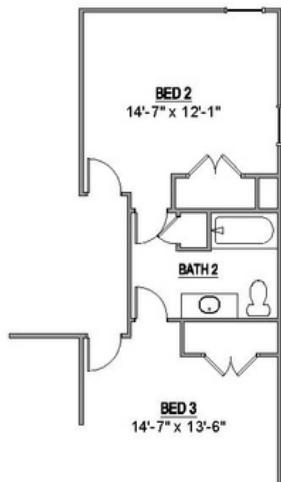
2nd Floor

Key Features

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



2nd Floor Options



Optional Alternate
2nd Bathroom

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