



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



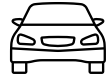
Home Features



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



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saddlebrookproperties.com

Social



FARMHOUSE



FRENCH COUNTRY



OLD WORLD



TRADITIONAL

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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

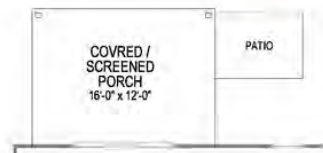


Optional Rear
Fireplace

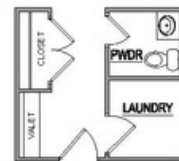
Optional 4th Bedroom
and Bathroom



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



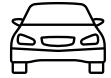
Home Features



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.

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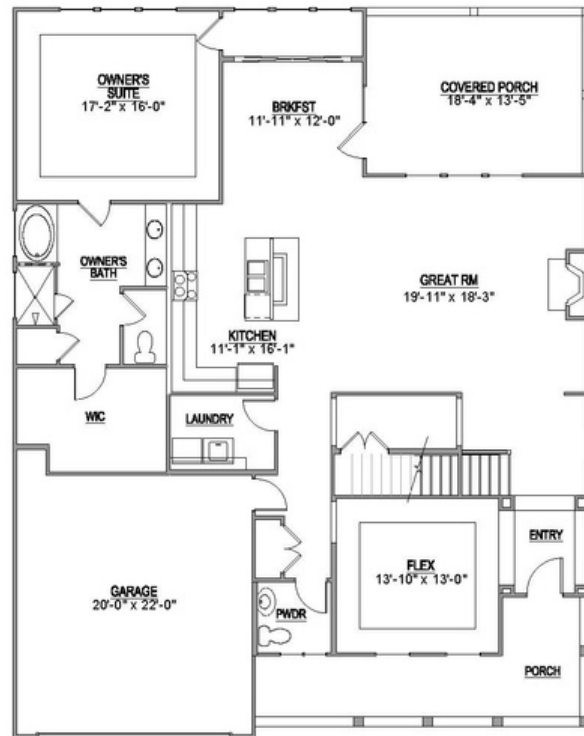
AIKEN



1st Floor

Key Features

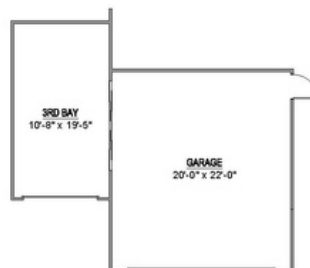
- Large Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Casual Dining Area
- Walk-in pantry
- Main level laundry
- Covered Porch
- Powder Room



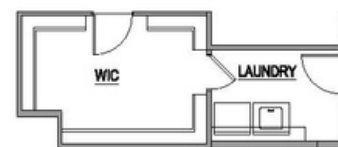
1st Floor Options



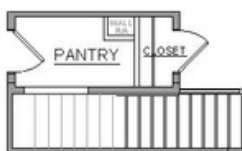
Optional 5th Bedroom
Instead of Flex Room



Optional 3rd Garage Bay



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



Optional Extended Pantry

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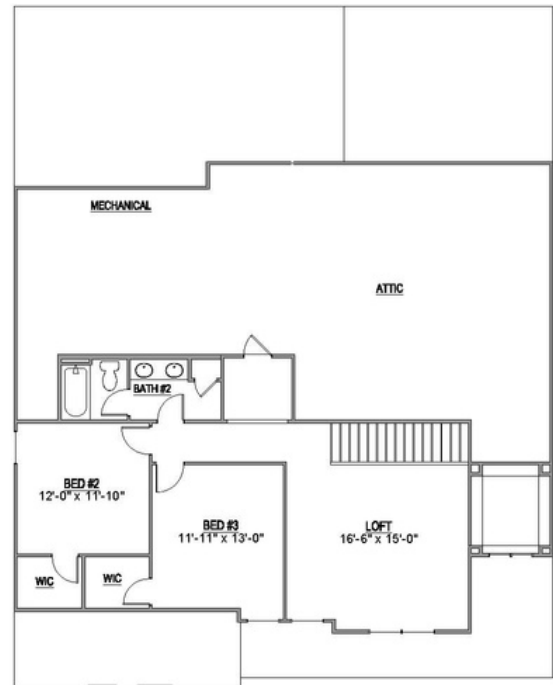
AIKEN



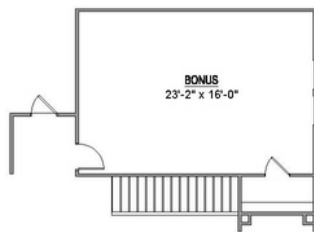
2nd Floor

Key Features

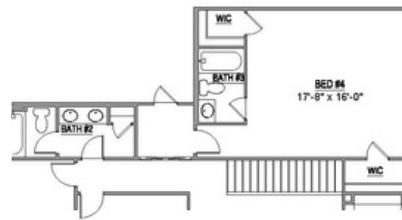
- Spacious Loft
- Expansive Walk-in Attic
- 2 Full Bedrooms w/ Walk-in Closets
- 1 Full Bathroom



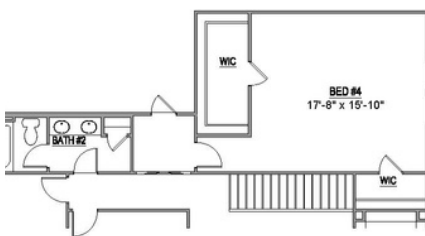
2nd Floor Options



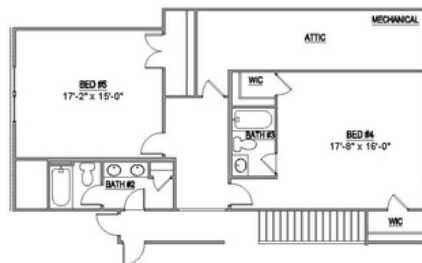
Optional Bonus Room



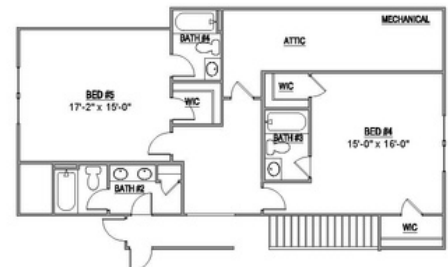
Optional 4th Bedroom and 3rd Bathroom



Optional 4th Bedroom
with Walk-In Closet



Optional 4th and 5th Bedroom
with 3rd Bathroom



Optional 4th and 5th Bedroom
with 3rd Bathroom

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ALDERWOOD



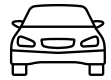
Home Features



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



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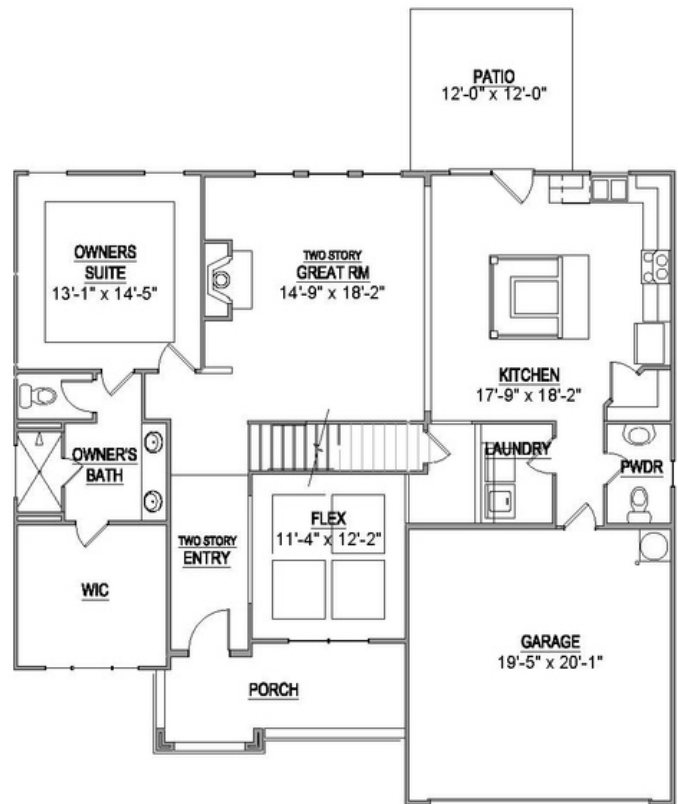
ALDERWOOD



1st Floor

Key Features

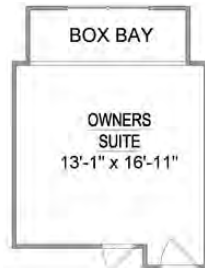
- Inviting Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Large Eat-in Kitchen
- Oversized Walk-in Shower in Owner's Bathroom
- 2 Story Great Room & Foyer
- Powder Room



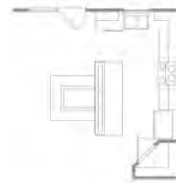
1st Floor Options



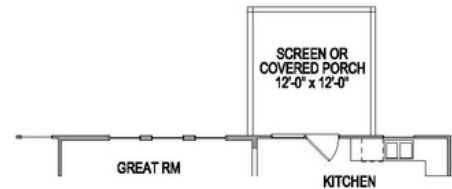
Optional Deluxe Bathroom



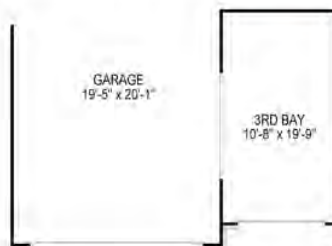
Optional Box Bay



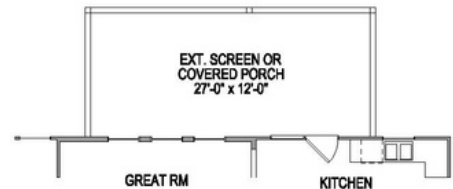
Optional Kitchen Island



Optional Screened or Covered Porch



Optional 3rd Garage Bay



Optional Extended Screened or Covered Porch

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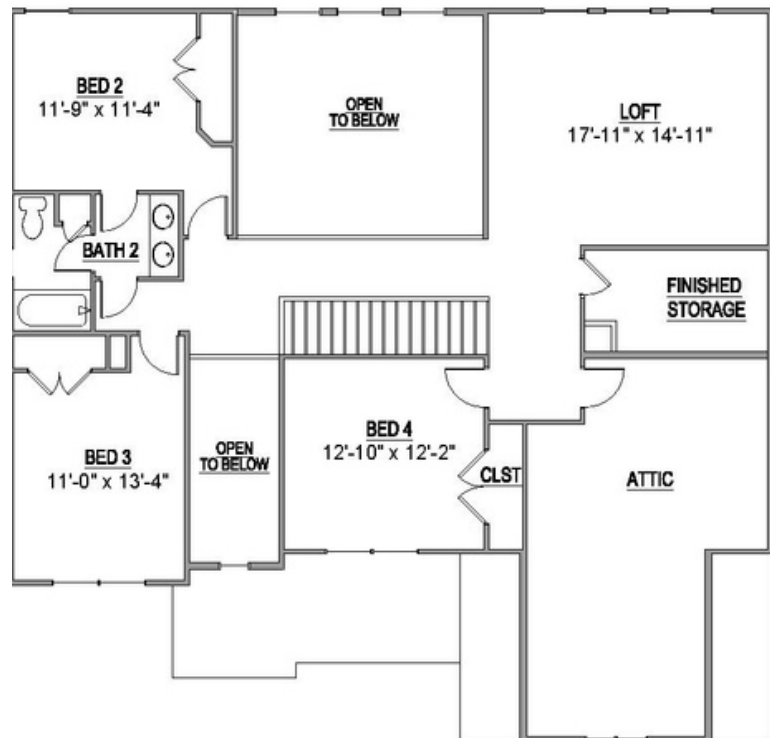
ALDERWOOD



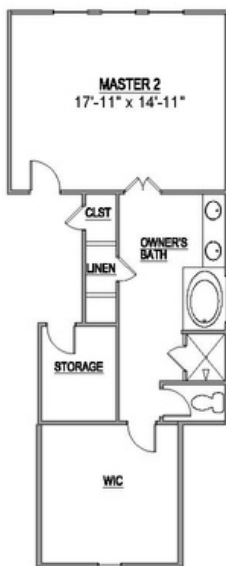
2nd Floor

Key Features

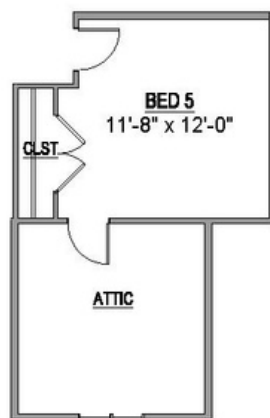
- Spacious Loft
- Finished Storage
- Walk-in Attic
- 3 Bedrooms
- 1 Full Bathroom



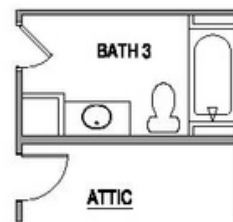
2nd Floor Options



Optional 2nd
Master Suite



Optional 5th Bedroom



Optional 3rd Bathroom

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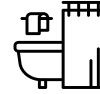
ASPEN



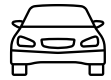
Home Features



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

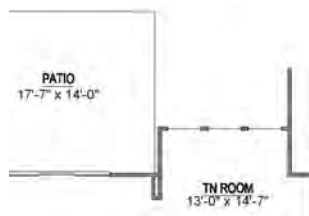
- Open Concept Living
- Owner's Suite on Main
- Double Walk-In Closets in Owner's Suite
- Flex Room
- Large Walk-in Pantry
- Secondary Bed/Beth on Main
- Mud room w/ Easy access to Laundry Room
- Powder Room



1st Floor Options



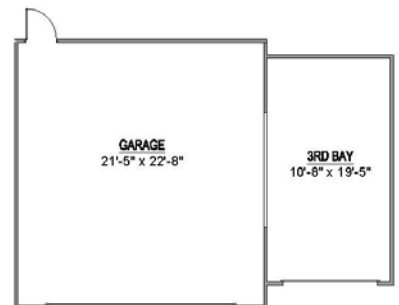
Optional Covered or Screened Porch



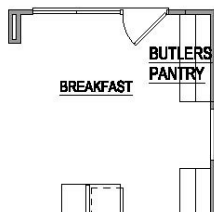
Optional TN Room



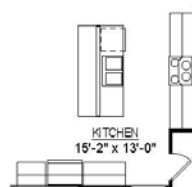
Optional Deluxe Bath



Optional 3rd Garage Bay



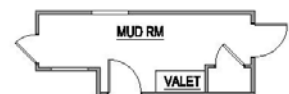
Optional Butlers Pantry



Optional Kitchen Cabinets



Optional Kitchen Pantry



Optional Valet

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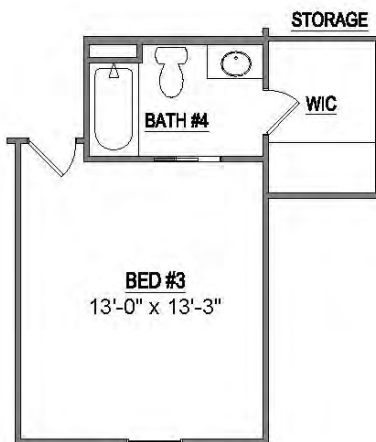
2nd Floor

Key Features

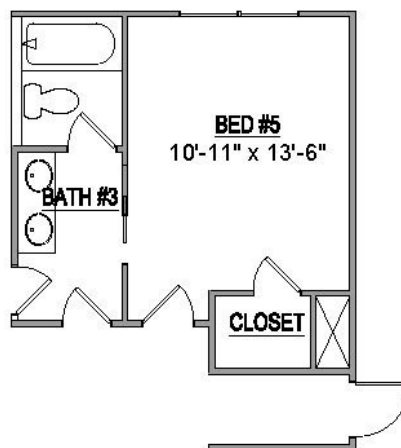
- Bonus Room with Sitting Area
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bathroom



Optional 5th Bedroom

CHADWICK



EUROPEAN



FRENCH



OLD WORLD

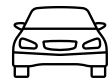
Home Features



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



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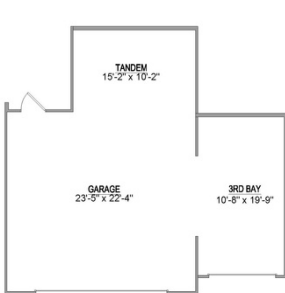
1st Floor No Bonus

Key Features

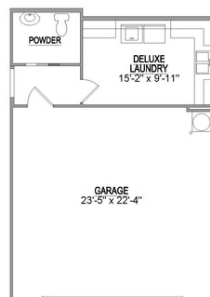
- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



1st Floor No Bonus Options



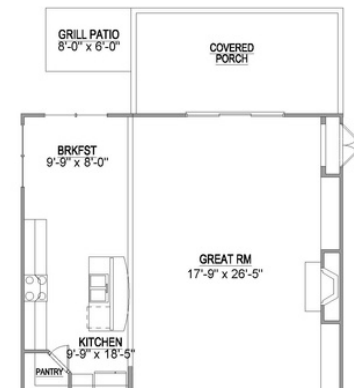
Optional 3rd Garage Bay



Optional Deluxe Laundry
& Powder Room



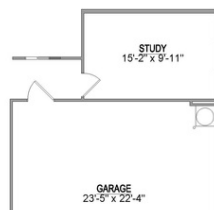
Optional Garage
Bump



Optional Extended Great Room
with Covered Porch



Optional Valet



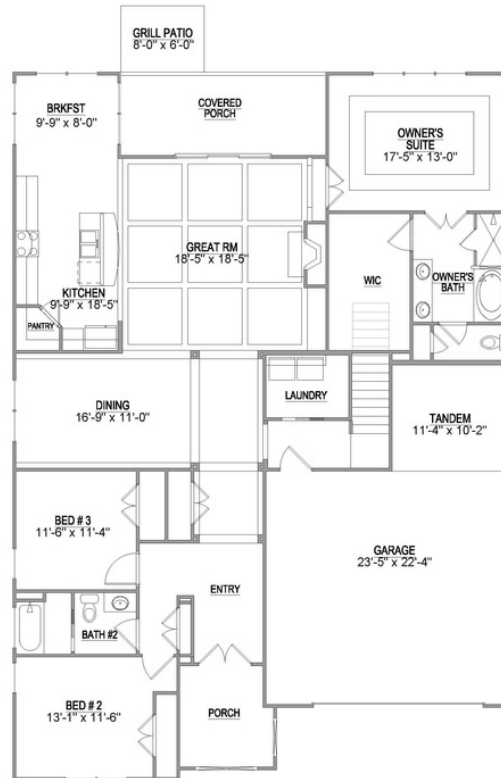
Optional Study Instead of
Tandem Garage Space

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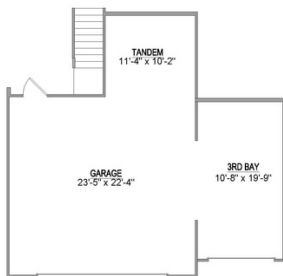
1st Floor w/ Bonus

Key Features

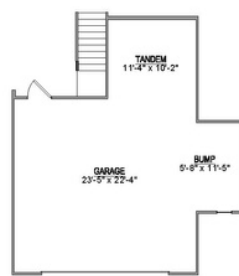
- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



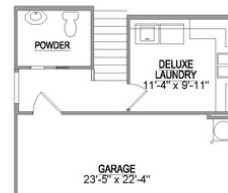
1st Floor w/ Bonus Options



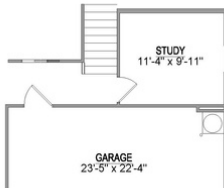
Optional 3rd Garage Bay



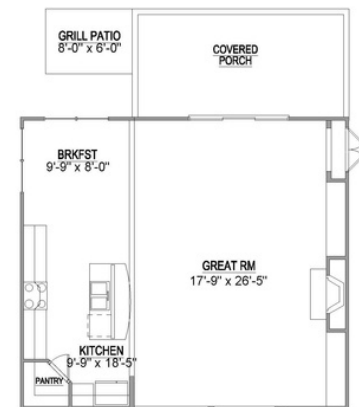
Optional Garage Bump



Optional Owner's Bathroom - No Tub



Optional Study Instead of Tandem Garage Space



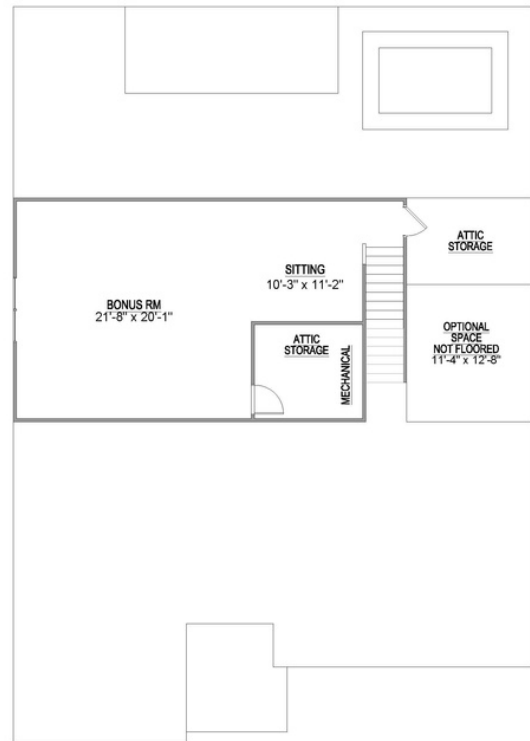
Optional Extended Great Room with Covered or Screened Porch

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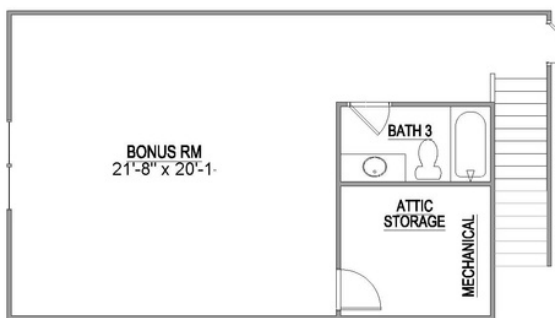
Optional 2nd Floor

Key Features

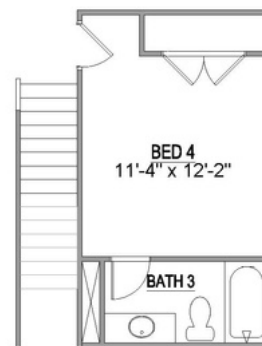
- Bonus Room with Sitting Area
- Walk-in Attic Storage



2nd Floor Options



Optional 3rd Bathroom



Optional Bed 4 &
3rd Bathroom

ESSEX



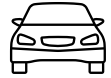
Home Features



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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Social



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SADDLEBROOK
PROPERTIES, LLC

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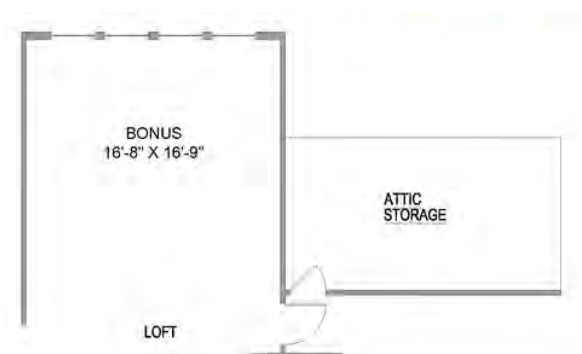
2nd Floor

Key Features

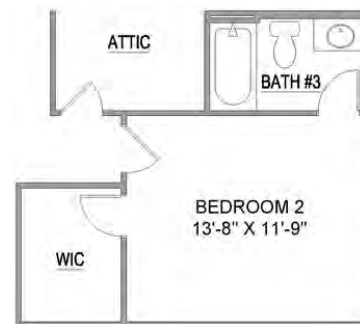
- Spacious Loft Open to Great Room Below
- Walk-in Attic



2nd Floor Options



Optional Bonus Room



Optional 3rd Bathroom

EVERETT



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.

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Social



 EUROPEAN



 FARMHOUSE



 FRENCH COUNTRY

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EVERETT



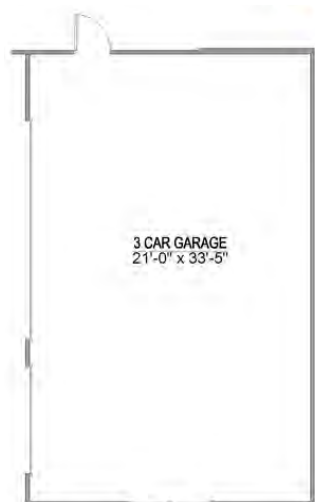
1st Floor

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



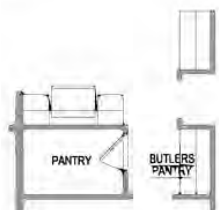
Optional Study
Instead of Garage



Optional 5th Bedroom
and 4th Bathroom



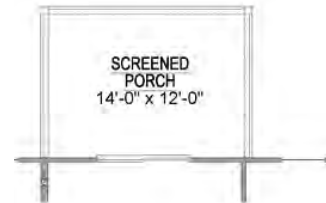
Optional Covered Porch



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

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LAKELAND



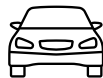
Home Features



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



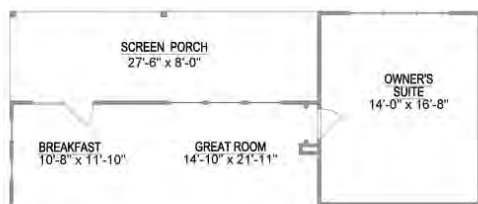
1st Floor

Key Features

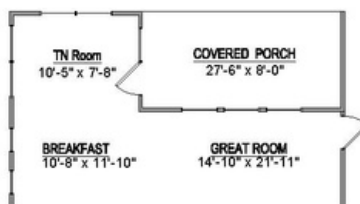
- Front Porch
- Open Concept Living
- Owner's Suite on Main
- 2 Additional Bedrooms & Full Bath on Main
- Soaring Great Room Ceilings
- Formal Dining Room
- Casual Breakfast Nook
- Large Covered Patio with Grill Patio



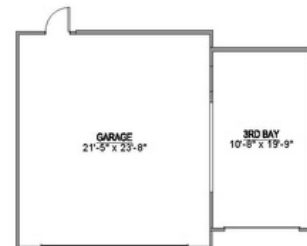
1st Floor Options



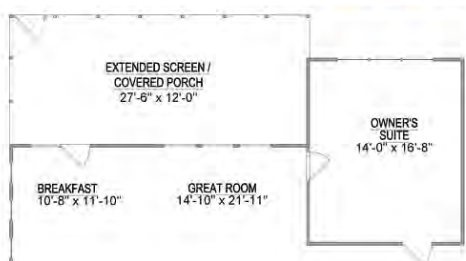
Optional Screened Porch



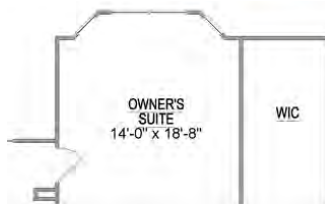
Optional TN Room



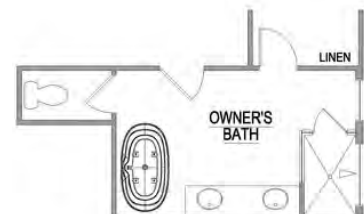
Optional 3rd Garage Bay



Optional Extended Covered or Screened 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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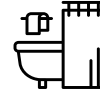
LIVINGSTON



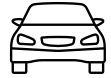
Home Features



3-4
Bedrooms



2.5
Bathrooms



2-3
Garage Bays

Square Footage

Total Living Area 2,709+ Sq. Ft.

1st Floor 1,702+ Sq. Ft.

2nd Floor 1,007 Sq. Ft.

Contact



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LIVINGSTON



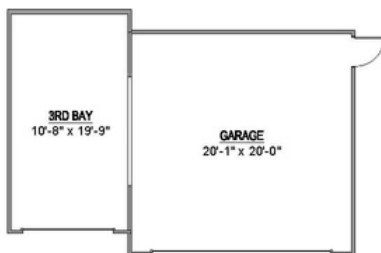
1st Floor

Key Features

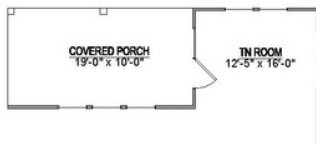
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Coffered Ceiling in Great Room
- Designer Kitchen with Eat-in Nook
- Powder Room
- Covered Porch



1st Floor Options



Optional 3rd Garage Bay



Optional 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



2nd Floor

Key Features

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



2nd Floor Options

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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



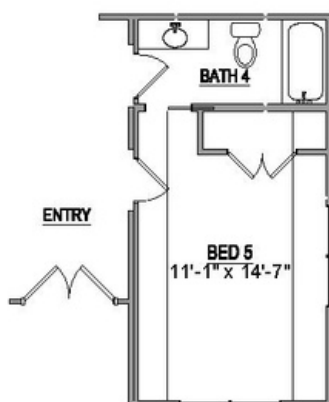
1st Floor Options



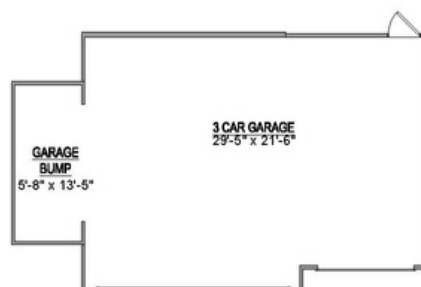
Optional Covered Porch



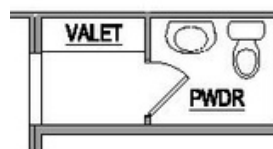
Optional Screened Porch



Optional 5th Bedroom
and 4th Bathroom



Optional Garage Bump



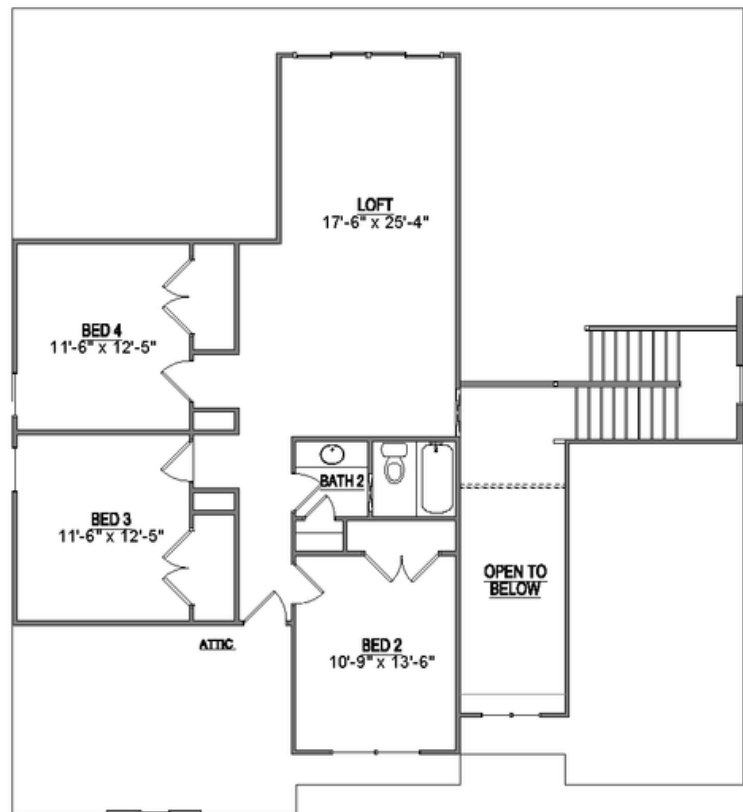
Optional Valet

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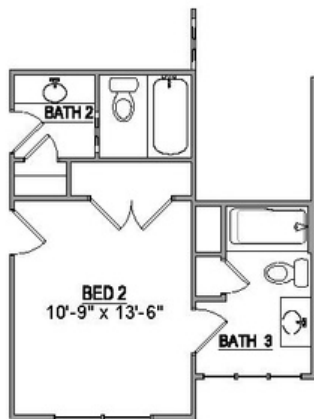
2nd Floor

Key Features

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



2nd Floor Options



Optional 3rd Bathroom

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PRIMROSE



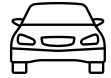
Home Features



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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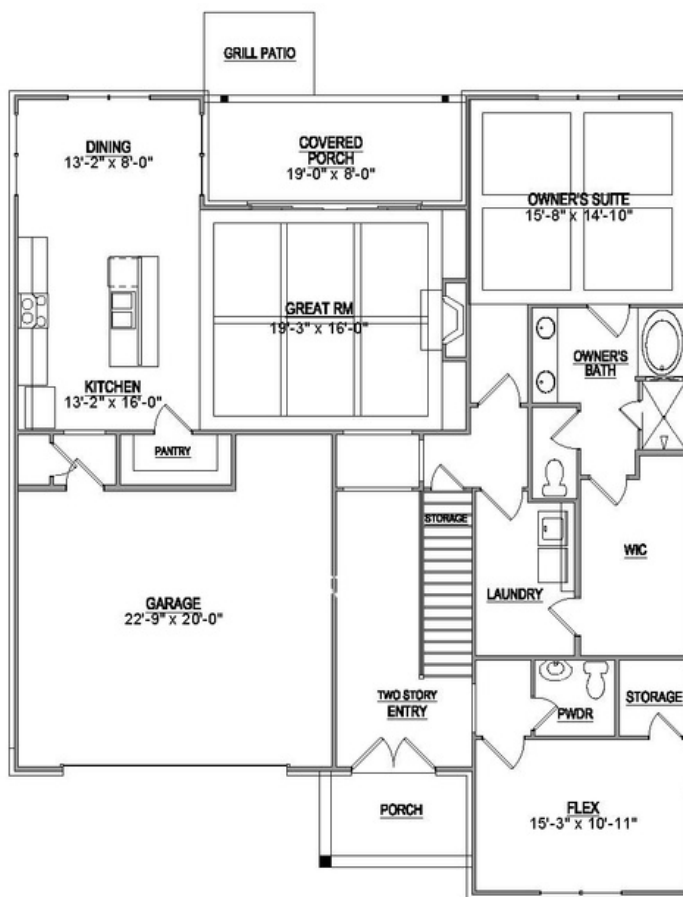
PRIMROSE



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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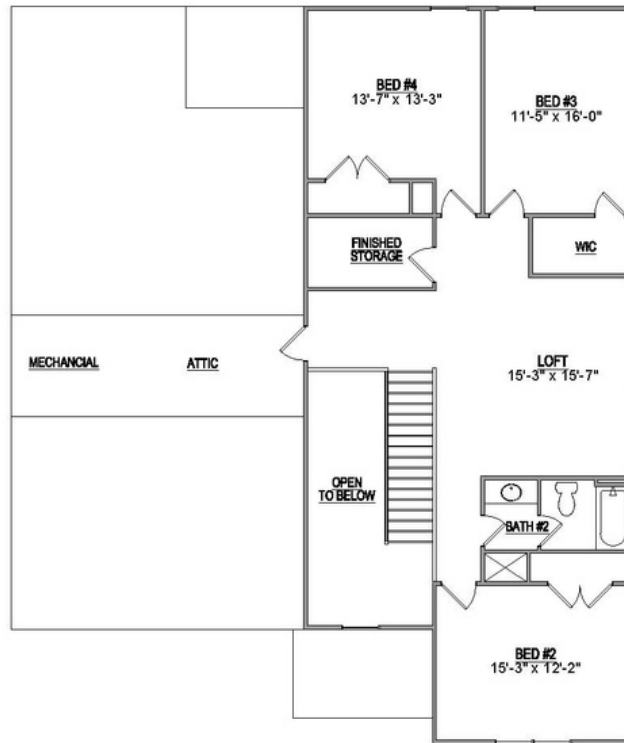
PRIMROSE



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



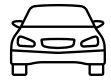
Home Features



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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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



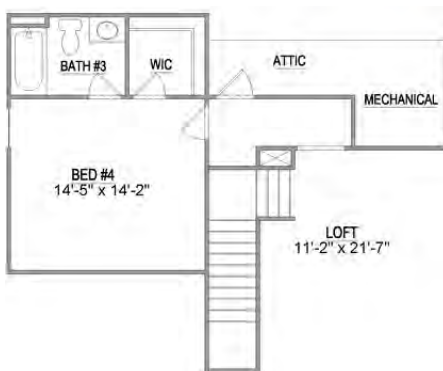
2nd Floor

Key Features

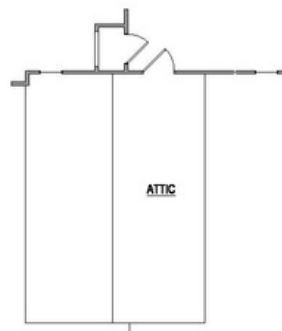
- Spacious Loft
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bedroom
and 3rd Bathroom



Optional Attic Storage

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