

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

THE
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AT BOYD STATION

Phase II Floor Plans

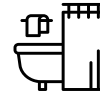
ADMIRAL



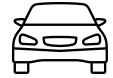
Home Features



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

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



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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



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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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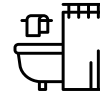
ALDERWOOD



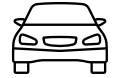
Home Features



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.

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ALDERWOOD



1st Floor

Key Features

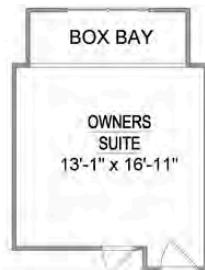
- Inviting Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Large Eat-in Kitchen
- Oversized Walk-in Shower in Owner's Bathroom
- 2 Story Great Room & Foyer
- Powder Room



1st Floor Options



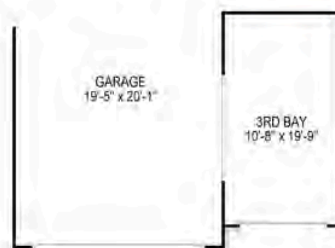
Optional Deluxe Bathroom



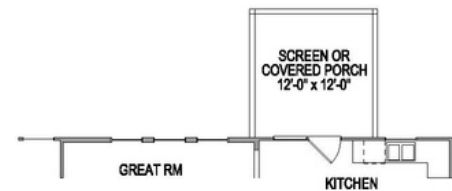
Optional Box Bay



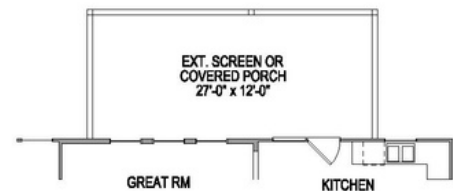
Optional Kitchen Island



Optional 3rd Garage Bay



Optional Screened or Covered Porch



Optional Extended Screened or Covered Porch

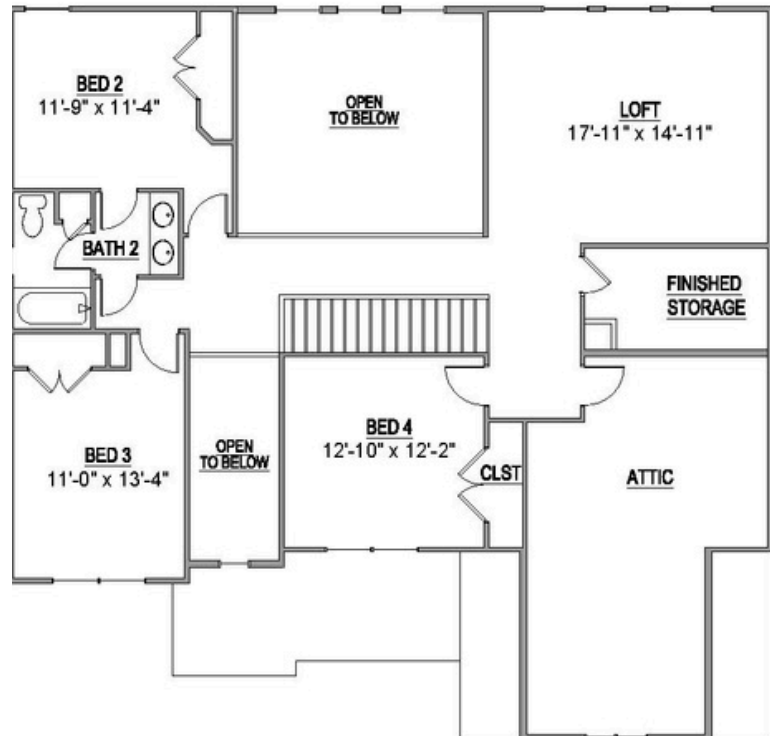
ALDERWOOD



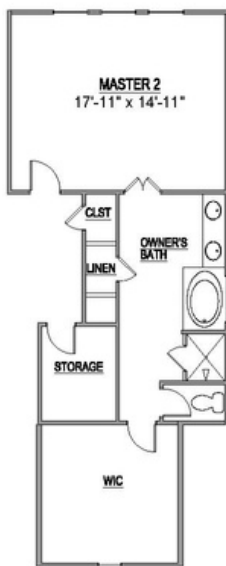
2nd Floor

Key Features

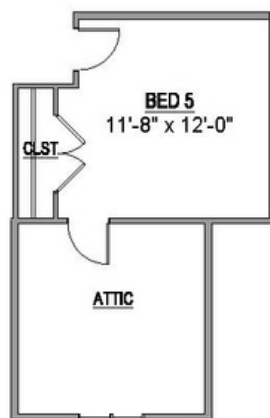
- Spacious Loft
- Finished Storage
- Walk-in Attic
- 3 Bedrooms
- 1 Full Bathroom



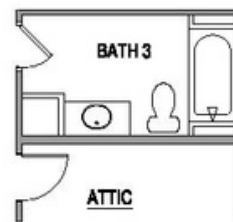
2nd Floor Options



Optional 2nd Master Suite



Optional 5th Bedroom



Optional 3rd Bathroom

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Phase III Floor Plans

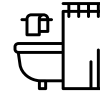
DOVER



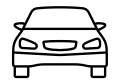
Home Features



4-5
Bedrooms



3.5-4.5
Bathrooms



3
Garage Bays


Square Footage

Total Living Area 3561+ Sq. Ft.

1st Floor 2290+ Sq. Ft.

2nd Floor 1271+ Sq. Ft.

Contact

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DOVER

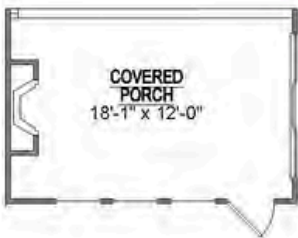
1st Floor

Key Features

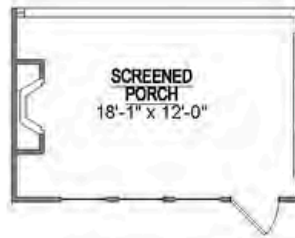
- 3-Car Garage
- Dramatic Vaulted Great Room and Kitchen Area
- Elegant Owner's Suite with Luxury Ensuite
- Private Covered Porch Retreat
- Grand 10' Ceilings with 8' Doorways
- 2 Guest Bedrooms and Bath



1st Floor Options



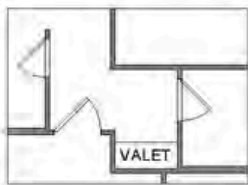
Optional Outdoor
Fireplace



Optional Screened
Porch



Optional Deluxe
Owners Bath



Optional Valet



Optional Study

DOVER

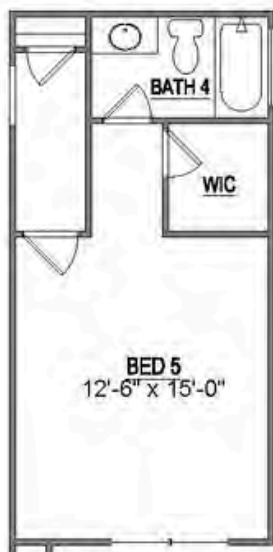
2nd Floor

Key Features

- Versatile Loft Area
- Spacious Attic Storage
- Conditioned Finished Storage
- 1 Bedroom
- 1 Bathroom



2nd Floor Options



Optional Bed 5
& Bath 4

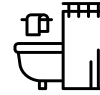
EDWIN



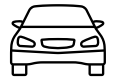
Home Features



3-5
Bedrooms



2.5-4
Bathrooms



3
Garage Bays


Square Footage

Total Living Area 3292+ Sq. Ft.

1st Floor 2157+ Sq. Ft.

2nd Floor 1135+ Sq. Ft.

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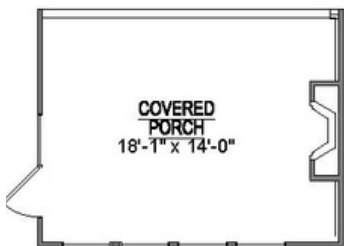
1st Floor

Key Features

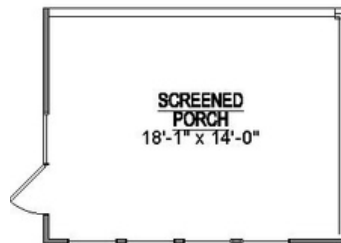
- 3-Car Garage
- Luxurious Main-Level Owner's Suite with Spa-Inspired Ensuite
- Private Covered Porch Retreat
- Grand 10' Ceilings with 8' Doorways
- Main-Level Flex Room



1st Floor Options



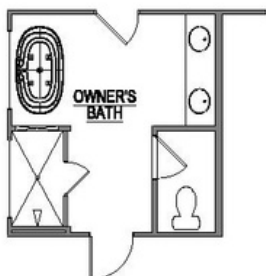
Optional Outdoor
Fireplace



Optional Screened
Porch



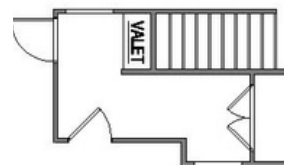
Optional Bed 4
& Bath 3



Optional Deluxe
Owners Bath



Optional Utility
Sink



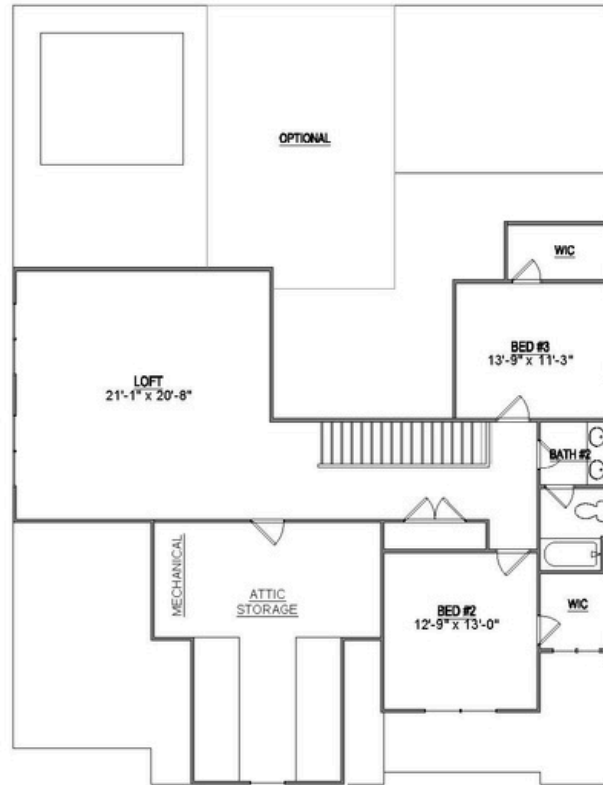
Optional Valet

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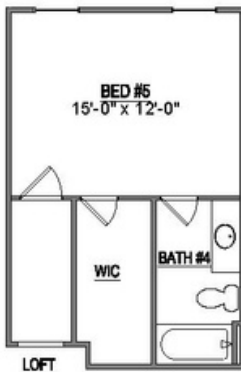
2nd Floor

Key Features

- Expansive Loft Area
- Generous Attic Storage
- 2 Bedrooms
- 1 Bathroom



2nd Floor Options



Optional Bed 5 & Bath 4

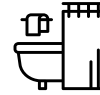
EMORY



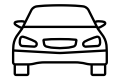
Home Features



4-5
Bedrooms



3-4
Bathrooms



3
Garage Bays


Square Footage

Total Living Area 3133+ Sq. Ft.

1st Floor 1977+ Sq. Ft.

2nd Floor 1136+ Sq. Ft.

Contact

 865-966-8700

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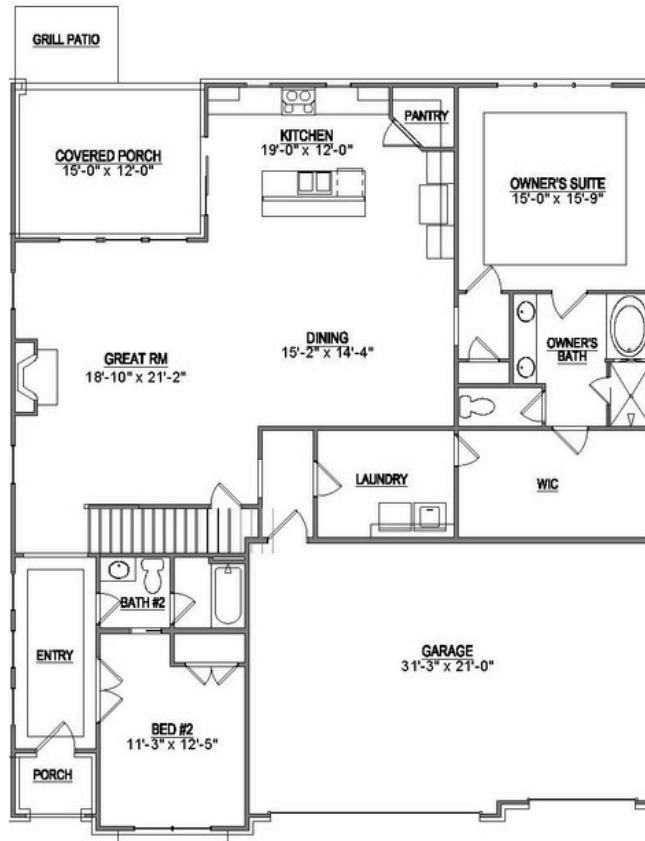


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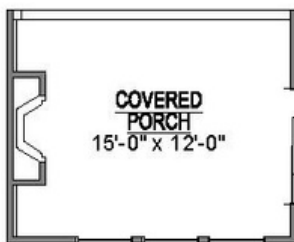
1st Floor

Key Features

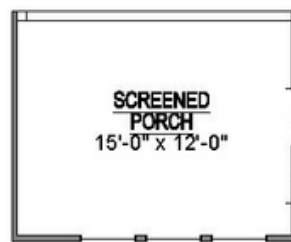
- 3-Car Garage
- Luxurious Main-Level Owner's Suite
- Private Covered Porch Retreat
- Grand 10' Ceilings with 8' Doorways
- Main-Level Guest Suite



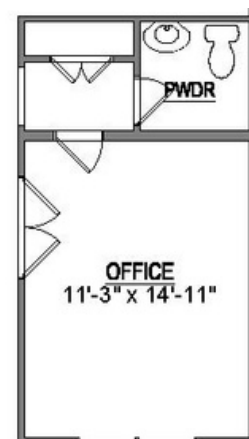
1st Floor Options



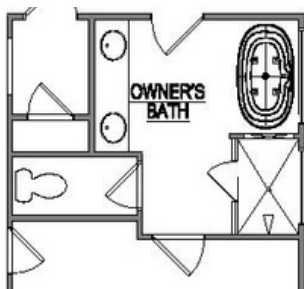
Optional Outdoor
Fireplace



Optional Screened
Porch



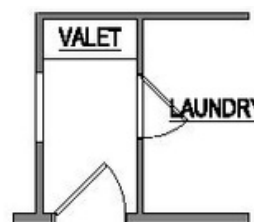
Optional Office
& Powder Rm



Optional Deluxe
Owners Bath



Optional Utility
Sink



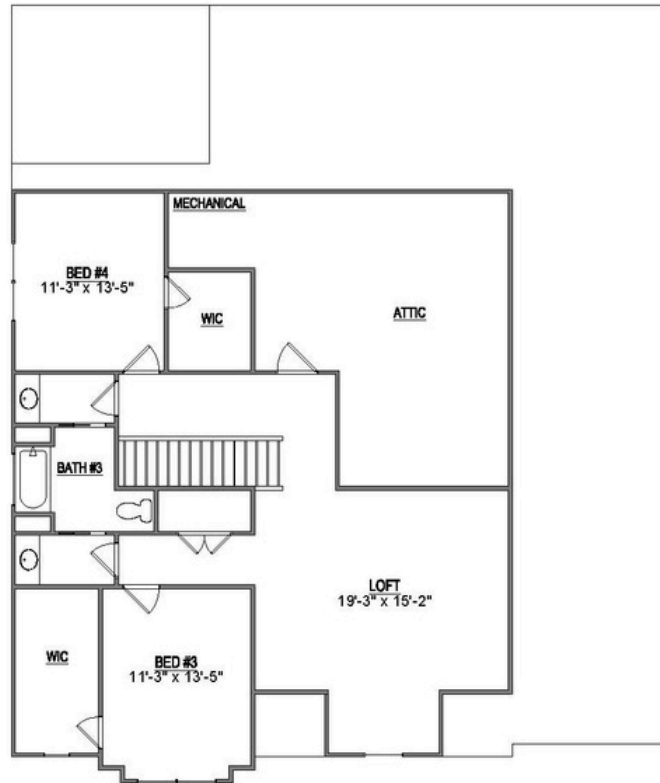
Optional Valet

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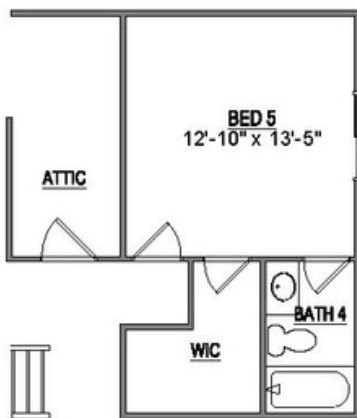
2nd Floor

Key Features

- Expansive Loft Area
- Generous Attic Storage
- 2 Bedrooms
- 1 Bathroom



2nd Floor Options



Optional Bed 5 & Bath 4

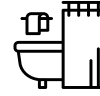
ESSEX



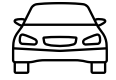
Home Features



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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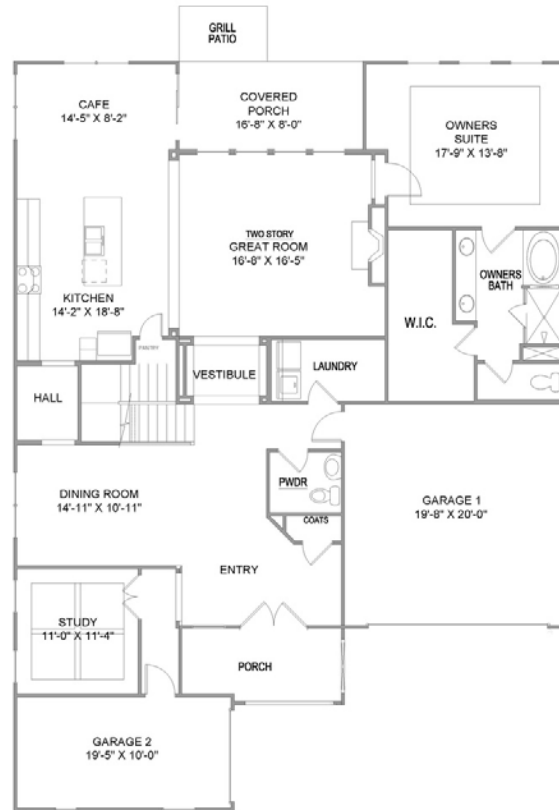


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1st Floor

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



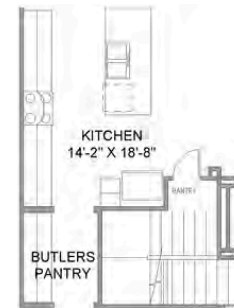
Optional Sunroom



Optional Screened Porch



Optional Walk-In-Closet
Door to Laundry



Optional Butlers Pantry



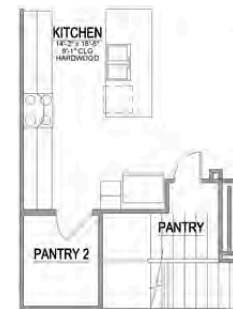
Optional Covered
Extended Porch



Optional 5th
Bedroom Suite



Optional Deluxe
Owner's Bathroom



Optional 2nd Pantry



Optional Extended Great Room

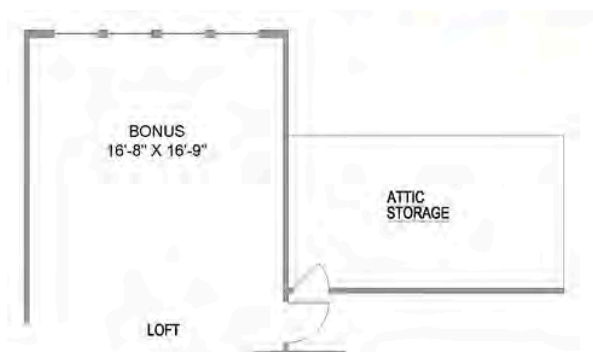
2nd Floor

Key Features

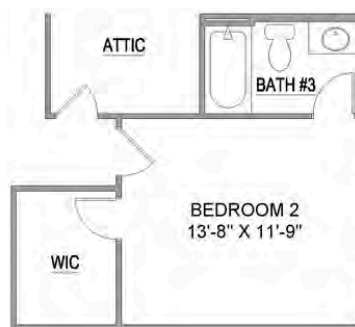
- Spacious Loft Open to Great Room Below
- Walk-in Attic



2nd Floor Options



Optional Bonus Room



Optional 3rd Bathroom

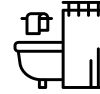
EVERETT



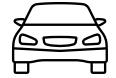
Home Features



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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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



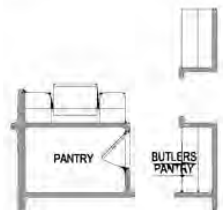
Optional Study
Instead of Garage



Optional 5th Bedroom
and 4th Bathroom



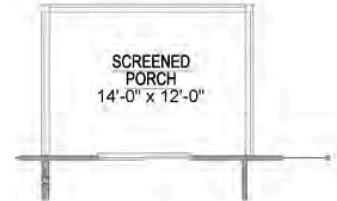
Optional Covered Porch



Optional Butlers Pantry



Optional Valet



Optional Screened Porch

EVERETT



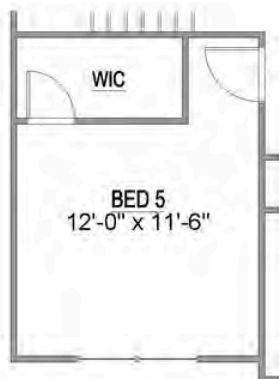
2nd Floor

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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HARVILLE



FARMHOUSE



FRENCH COUNTRY

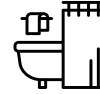


EUROPEAN

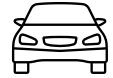
Home Features



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.

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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 3rd Garage Bay



Optional Extended Covered Porch



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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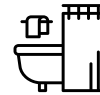
HOLSTON



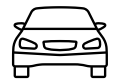
Home Features



4-5
Bedrooms



3-4
Bathrooms



3
Garage Bays




Square Footage

Total Living Area 3300+ Sq. Ft.

1st Floor 2232+ Sq. Ft.

2nd Floor 1068+ Sq. Ft.

Contact

 865-966-8700

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



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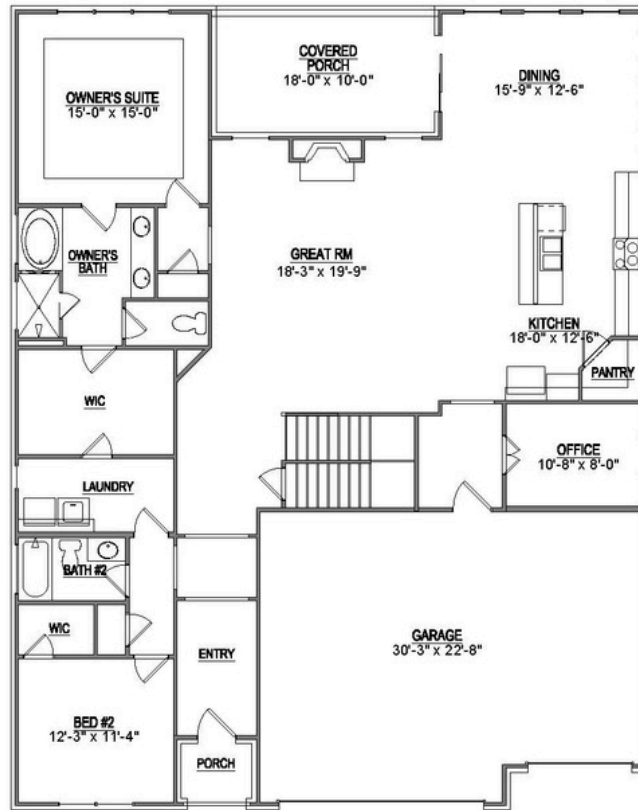
HOLSTON



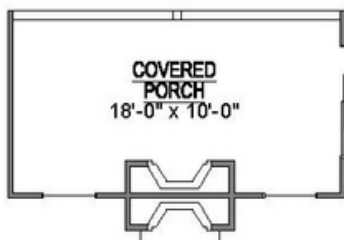
1st Floor

Key Features

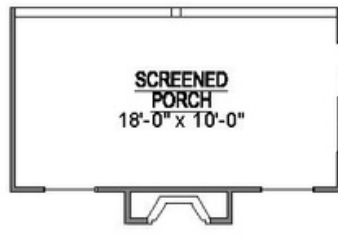
- 3-Car Garage
- Dramatic 2-Story Entry
- Elegant Owner's Suite with Luxury Ensuite
- Private Covered Porch Retreat
- Grand 10' Ceilings with 8' Doorways
- Main-Level Guest Suite



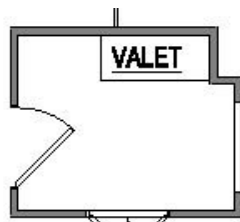
1st Floor Options



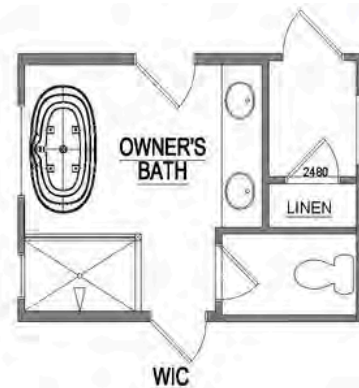
Optional Outdoor
Fireplace



Optional Screened
Porch



Optional Valet

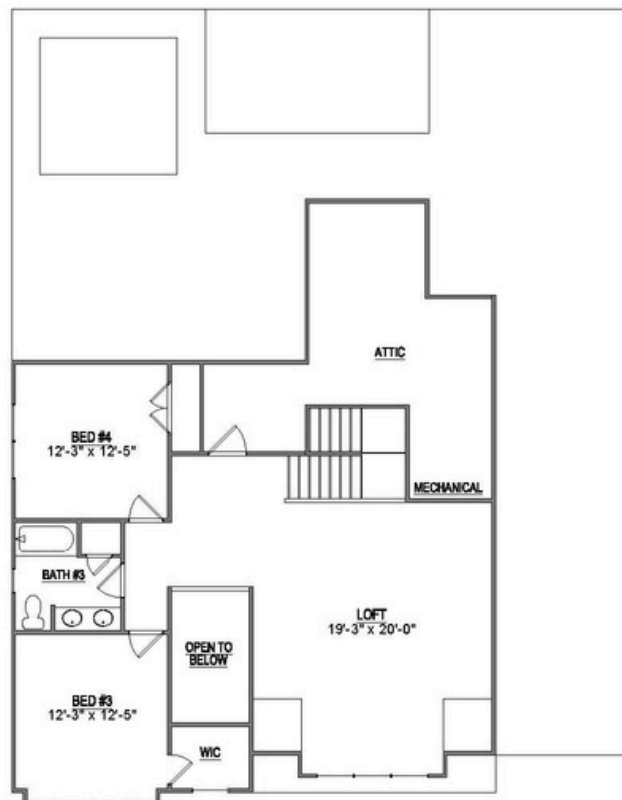


Optional Deluxe
Owners Bath

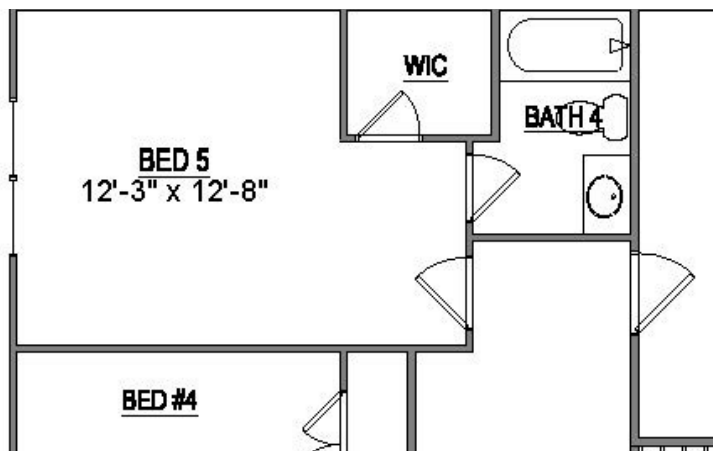
2nd Floor

Key Features

- Versatile Loft Area
- Spacious Attic Storage
- 2 Bedrooms
- 1 Bathroom



2nd Floor Options



Optional Bed 5
& Bath 4

OXFORD



EUROPEAN



FARMHOUSE

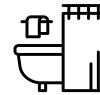


FRENCH COUNTRY

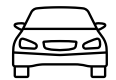
Home Features



4-5
Bedrooms



3-4
Bathrooms



3
Garage Bays


Square Footage

Total Living Area 3237+ Sq. Ft.

1st Floor 2098+ Sq. Ft.

2nd Floor 1139+ Sq. Ft.

Contact

 865-966-8700

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



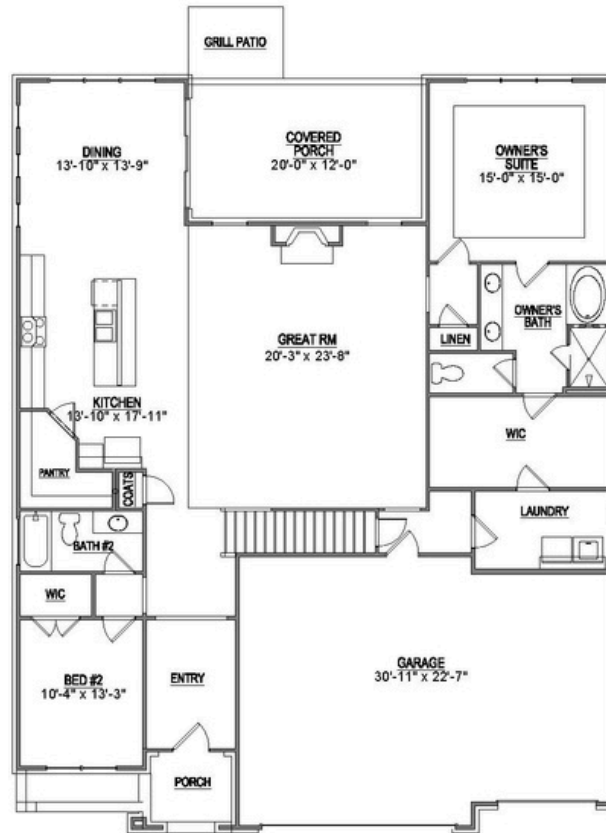
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OXFORD

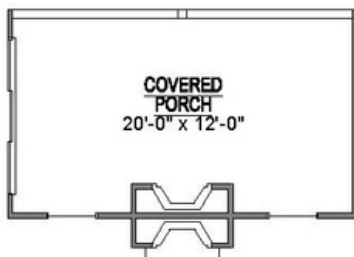
1st Floor

Key Features

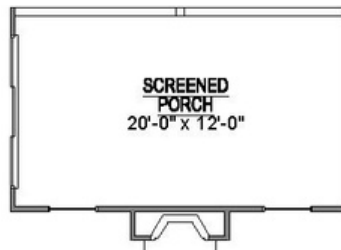
- 3-Car Garage
- Dramatic 2-Story Entry
- Owner's Suite with Spa-Inspired Ensuite
- Private Covered Porch Retreat
- Grand 10' Ceilings with 8' Doorways
- Main-Level Guest Suite
- Chef-Inspired Kitchen



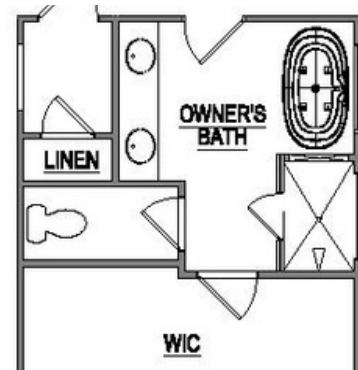
1st Floor Options



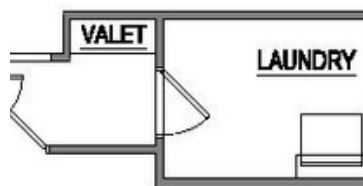
Optional Outdoor
Fireplace



Optional Screened
Porch



Optional Deluxe
Owners Bath



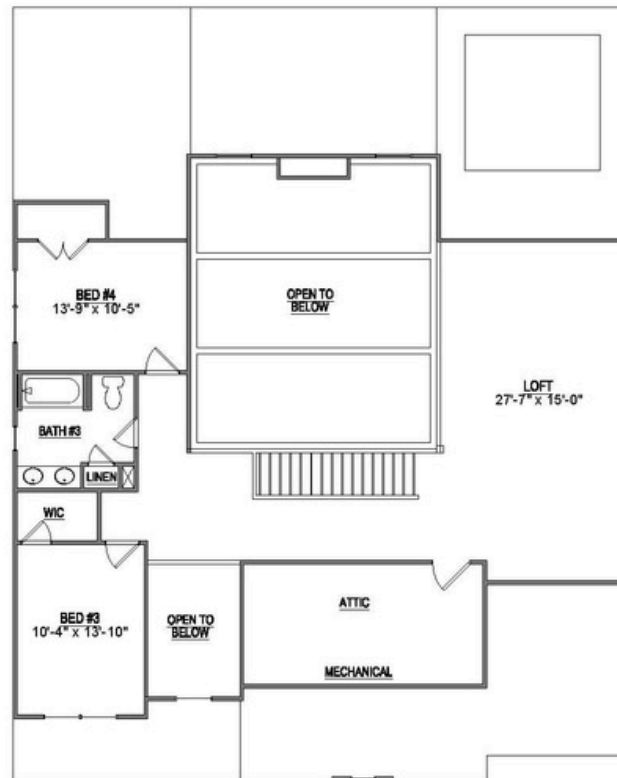
Optional Valet

OXFORD

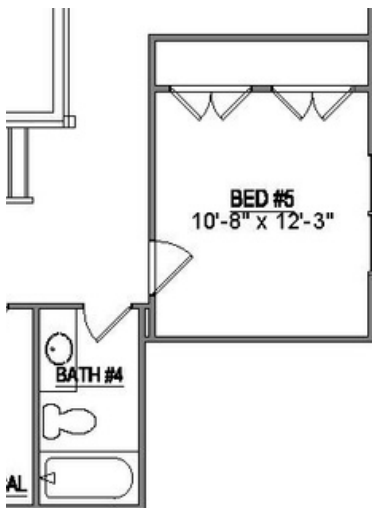
2nd Floor

Key Features

- Expansive Loft Area
- Generous Attic Storage
- 2 Bedrooms
- 1 Bathroom



2nd Floor Options



Optional Bed 5
& Bath 4

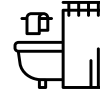
RIVERSIDE



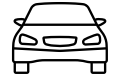
Home Features



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

 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



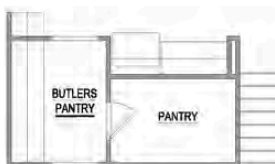
Optional Built-In 3rd Garage Bay



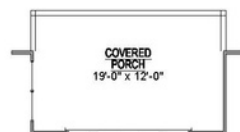
Optional 5th Bedroom and 4th Bathroom



Optional Valet



Optional Butlers Pantry



Optional Extended Porch

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RIVERSIDE



2nd Floor

Key Features

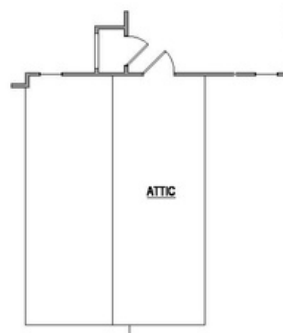
- Spacious Loft
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bedroom
and 3rd Bathroom



Optional Attic Storage

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STAFFORD

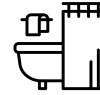


 EUROPEAN

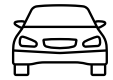
Home Features



4-6
Bedrooms



3-4
Bathrooms



3
Garage Bays


Square Footage

Total Living Area 3147+ Sq. Ft.

1st Floor 2112+ Sq. Ft.

2nd Floor 1035+ Sq. Ft.

Contact

 865-966-8700

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



 FARMHOUSE



 FRENCH COUNTRY

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STAFFORD



1st Floor

Key Features

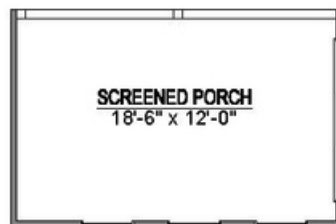
- 3-Car Garage
- Private Main-Level Owner's Suite
- Private Covered Porch Retreat
- Grand 10' Ceilings with 8' Doorways
- Main-Level Guest Suite
- Open Concept Living and Entertaining Spaces



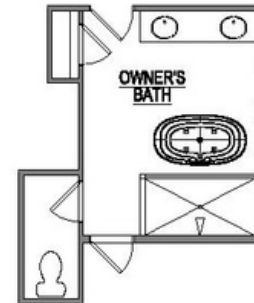
1st Floor Options



Optional Outdoor
Fireplace



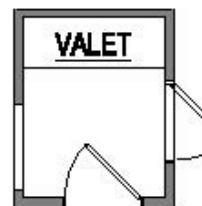
Optional Screened
Porch



Optional Deluxe
Owners Bath



Optional Utility
Sink



Optional Valet

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STAFFORD

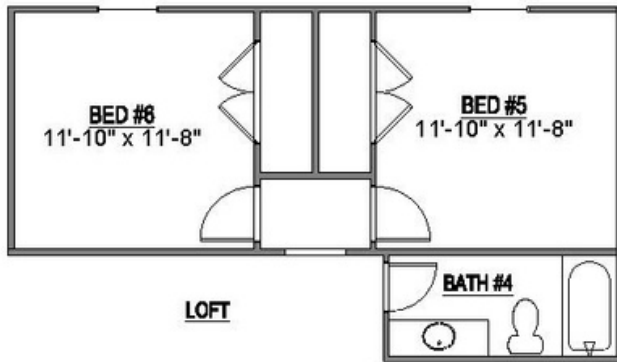
2nd Floor

Key Features

- Versatile and Spacious Loft Area
- Generous Attic Storage for Seasonal Items and More
- 2 Bedrooms
- 1 Bathroom



2nd Floor Options



Optional Bed 5, Bed 6 &
Bath 4

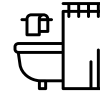
WINCHESTER



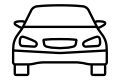
Home Features



4-5
Bedrooms



4
Bathrooms



3
Garage Bays

Square Footage

Total Living Area 3277+ Sq. Ft.

1st Floor 2206+ Sq. Ft.

2nd Floor 1071+ Sq. Ft.

Contact



865-966-8700



info@saddlebrookproperties.com



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WINCHESTER



1st Floor

Key Features

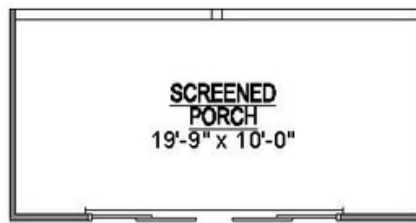
- 3-Car Garage
- Grand 2-Story Naturally Lit Entryway
- 10' Ceilings and 8' Doorways
- Private Covered Porch Retreat
- Eye-Catching Ceiling Detail in Great Room
- Luxurious Ensuite
- Main Level Guest Suite
- Dedicated Study



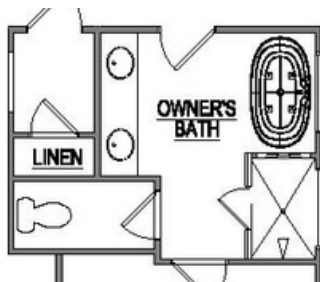
1st Floor Options



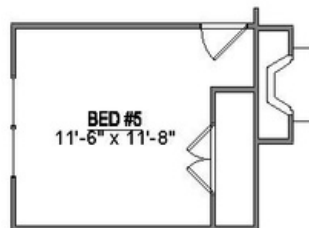
Optional Outdoor
Fireplace



Optional Screened
Porch



Optional Deluxe
Owners Bath



Optional Bed 5



Optional Coffee
Bar

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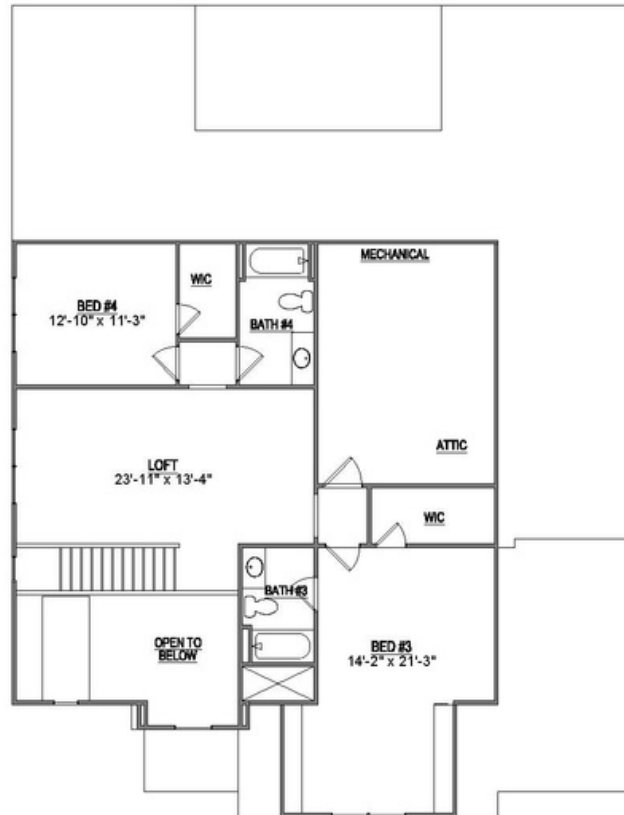
WINCHESTER



2nd Floor

Key Features

- Central Loft Area
- Generous Attic Storage
- 2 Bedrooms
- 2 Bathroom



2nd Floor Options