SADDLEBROOK
PROPERTIES, LLC



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

865-966-8700 info@saddlebrookproperties.com saddlebrookproperties.com

ADMIRAL

SADDLEBROOK
PROPERTIES, LLC









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

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ADMIRAL

SADDLEBROOK PROPERTIES, LLC

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



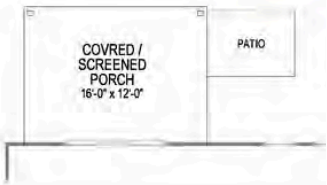
1st Floor Options



Optional Rear Fireplace



Optional 3rd Garage Bay



Optional Screened or Covered Porch



Optional Deluxe Bath



Optional 4th Bedroom and Bathroom



Optional Valet



Optional Butlers Pantry

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ADMIRAL

SADDLEBROOK PROPERTIES, LLC

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

SADDLEBROOK
PROPERTIES, LLC







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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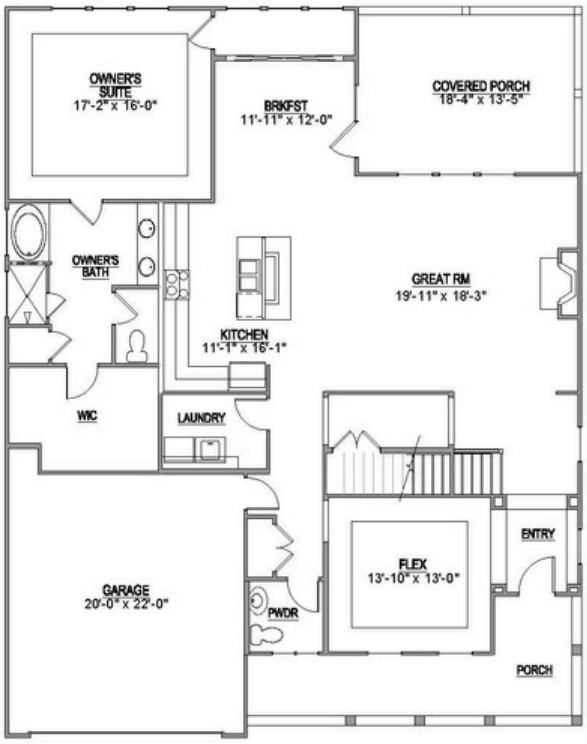
AIKEN

SADDLEBROOK PROPERTIES, LLC

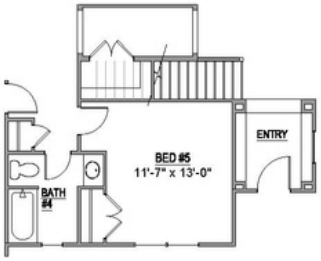
1st Floor

Key Features

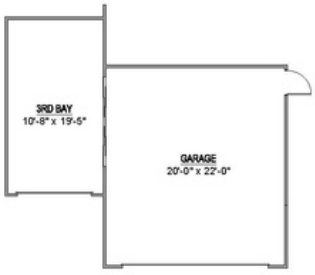
- Large Front Porch
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Casual Dining Area
- Walk-in pantry
- Main level laundry
- Covered Porch
- Powder Room



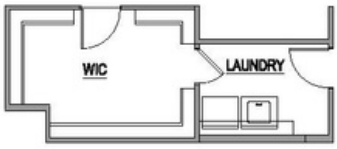
1st Floor Options



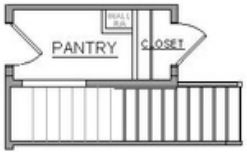
Optional 5th Bedroom
Instead of Flex Room



Optional 3rd Garage Bay



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



Optional Extended Pantry

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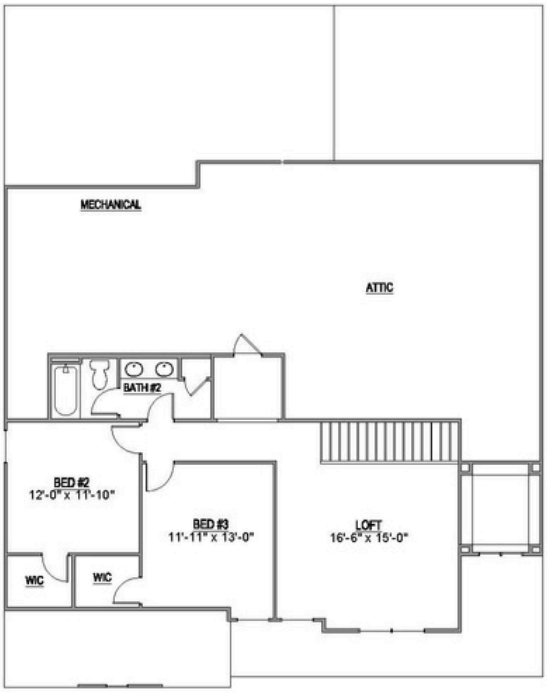
AIKEN

SADDLEBROOK PROPERTIES, LLC

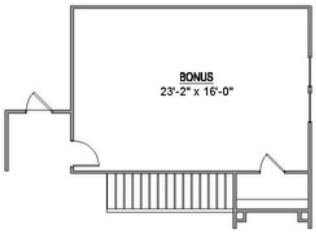
2nd Floor

Key Features

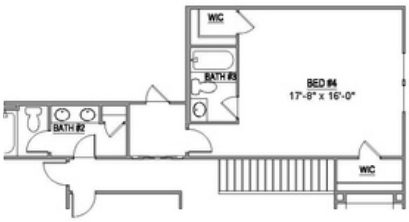
- Spacious Loft
- Expansive Walk-in Attic
- 2 Full Bedrooms w/ Walk-in Closets
- 1 Full Bathroom



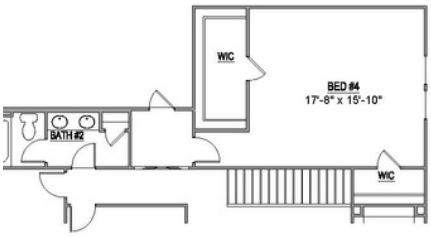
2nd Floor Options



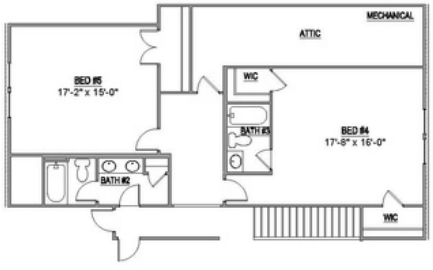
Optional Bonus Room



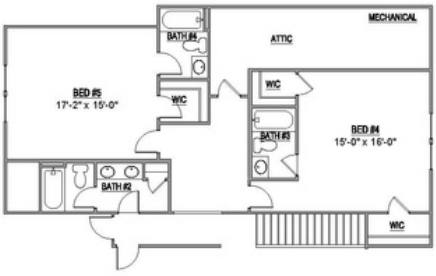
Optional 4th Bedroom and 3rd Bathroom



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

SADDLEBROOK PROPERTIES, LLC







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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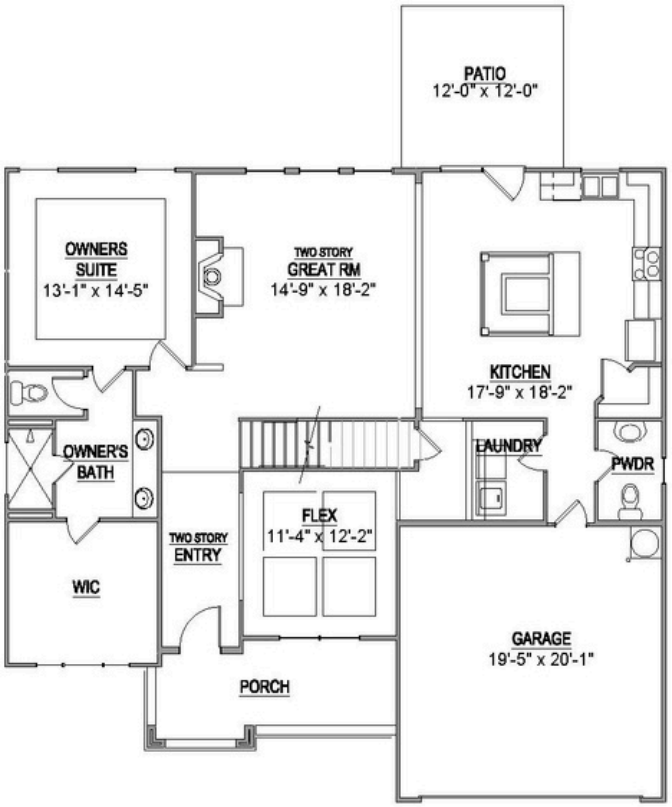
ALDERWOOD

SADDLEBROOK PROPERTIES, LLC

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



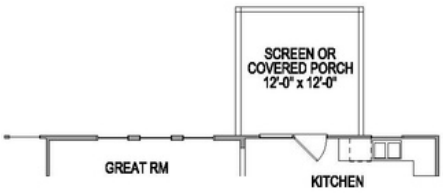
Optional Deluxe Bathroom



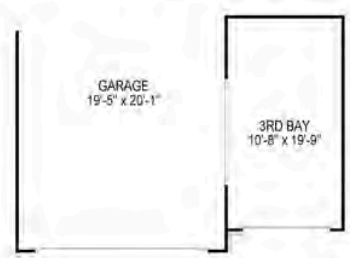
Optional Box Bay



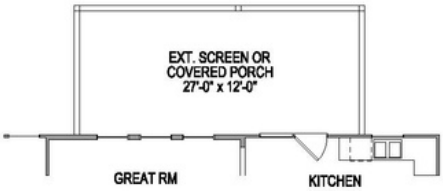
Optional Kitchen Island



Optional Screened or Covered Porch



Optional 3rd Garage Bay



Optional Extended Screened or Covered Porch

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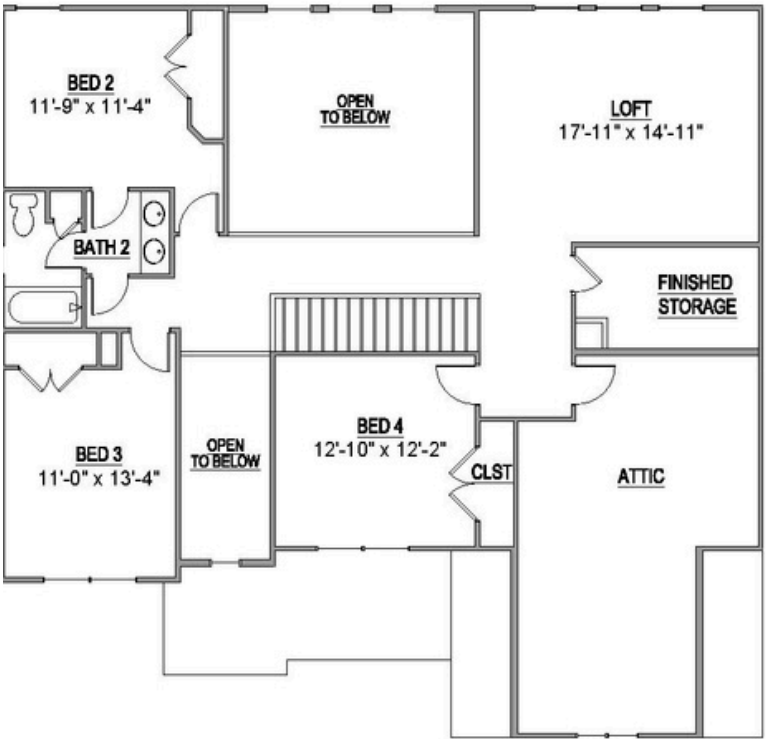
ALDERWOOD

SADDLEBROOK PROPERTIES, LLC

2nd Floor

Key Features

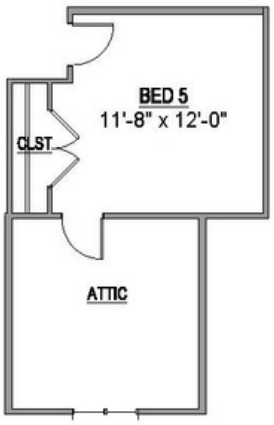
- Spacious Loft
- Finished Storage
- Walk-in Attic
- 3 Bedrooms
- 1 Full Bathroom



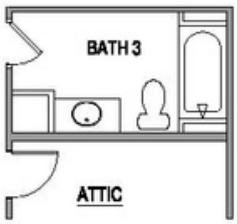
2nd Floor Options



Optional 2nd Master Suite



Optional 5th Bedroom



Optional 3rd Bathroom

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ASPEN

SADDLEBROOK
PROPERTIES, LLC







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

SADDLEBROOK PROPERTIES, LLC

1st Floor

Key Features

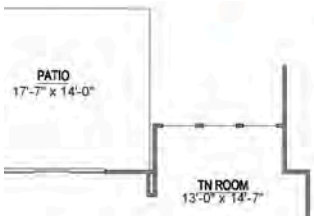
- Open Concept Living
- Owner's Suite on Main
- Double Walk-In Closets in Owner's Suite
- Flex Room
- Large Walk-in Pantry
- Secondary Bed/Beth on Main
- Mud room w/ Easy access to Laundry Room
- Powder Room



1st Floor Options



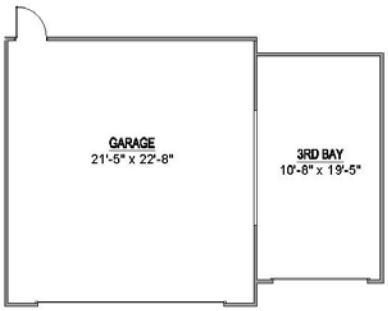
Optional Covered or Screened Porch



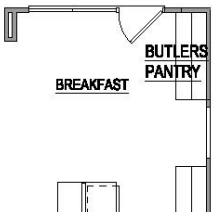
Optional TN Room



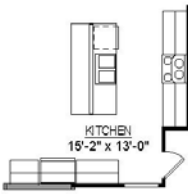
Optional Deluxe Bath



Optional 3rd Garage Bay



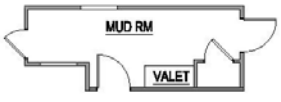
Optional Butlers Pantry



Optional Kitchen Cabinets



Optional Kitchen Pantry



Optional Valet

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ASPEN

SADDLEBROOK PROPERTIES, LLC

2nd Floor

Key Features

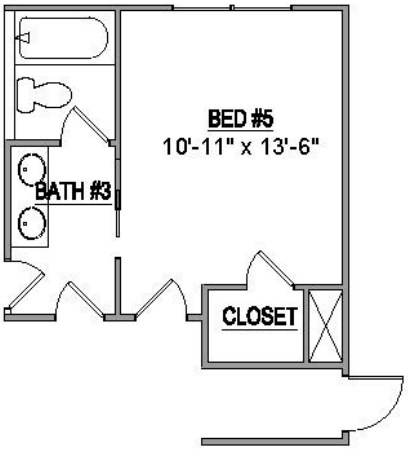
- Bonus Room with Sitting Area
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bathroom



Optional 5th Bedroom

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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

SADDLEBROOK PROPERTIES, LLC

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



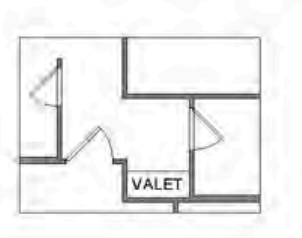
Optional Outdoor Fireplace



Optional Screened Porch



Optional Deluxe Owners Bath



Optional Valet



Optional Study

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DOVER

SADDLEBROOK PROPERTIES, LLC

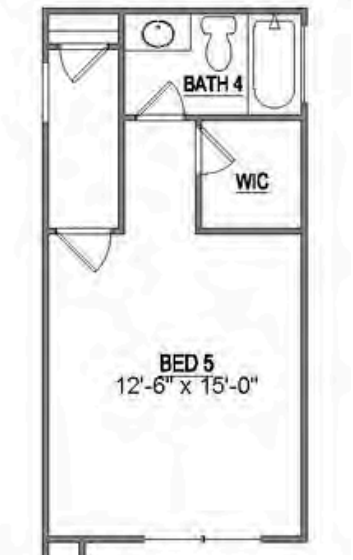
2nd Floor



Key Features

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

2nd Floor Options



Optional Bed 5
& Bath 4

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EDWIN

SADDLEBROOK
PROPERTIES, LLC







Home Features

3-5 Bedrooms	2.5-4 Bathrooms	3 Garage Bays

Square Footage

Total Living Area	3398+ Sq. Ft.
1st Floor	2157+ Sq. Ft.
2nd Floor	1241+ Sq. Ft.

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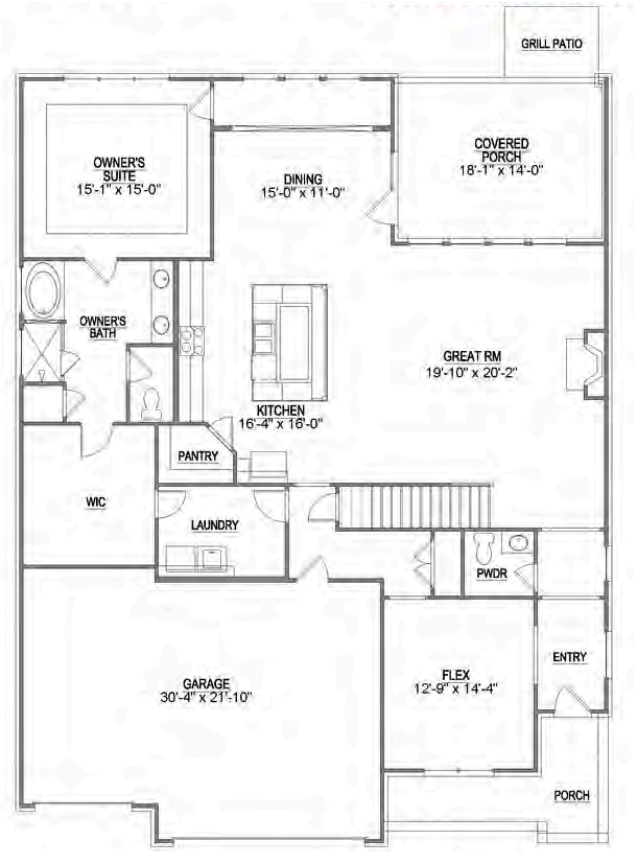
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EDWIN

SADDLEBROOK PROPERTIES, LLC

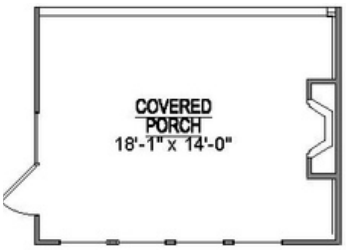
1st Floor



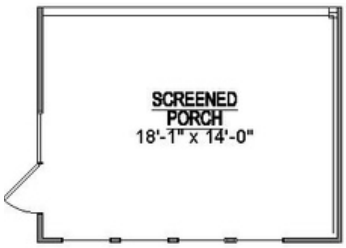
Key Features

- 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

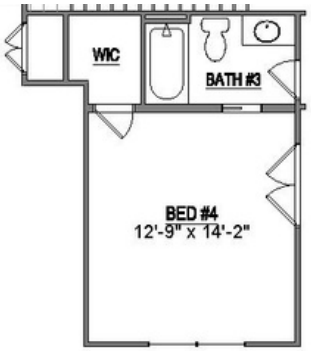
1st Floor Options



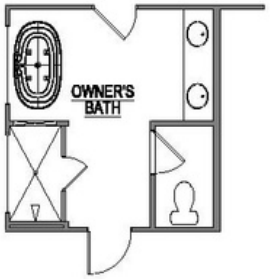
Optional Outdoor Fireplace



Optional Screened Porch



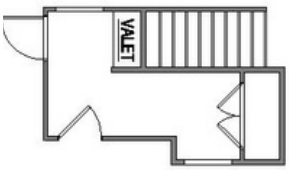
Optional Bed 4 & Bath 3



Optional Deluxe Owners Bath



Optional Utility Sink



Optional Valet

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EDWIN

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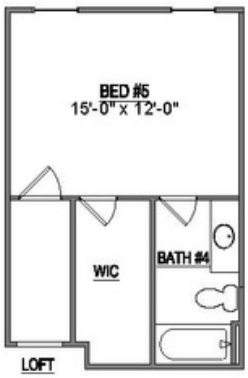
2nd Floor



Key Features

- Expansive Loft Area
- Generous Attic Storage
- 2 Bedrooms
- 1 Bathroom
- Optional Bed 5 and Bath 4
- Optional Storage and Rec Room

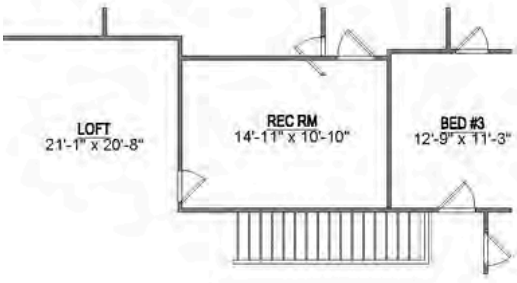
2nd Floor Options



Optional Bed 5 & Bath 4



Optional Storage



Optional Rec Room

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EMORY

SADDLEBROOK
PROPERTIES, LLC







Home Features

4-5 Bedrooms	3-4 Bathrooms	3 Garage Bays

Square Footage

Total Living Area	3151+ Sq. Ft.
1st Floor	1977+ Sq. Ft.
2nd Floor	1174+ Sq. Ft.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social

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EMORY

SADDLEBROOK PROPERTIES, LLC

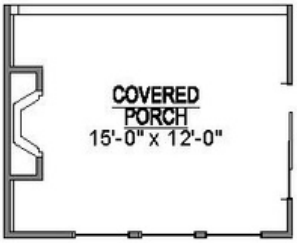
1st Floor

Key Features

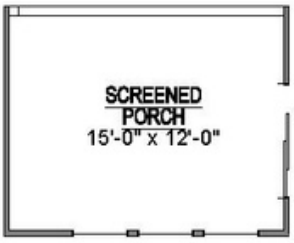
- 3-Car Garage
- Luxurious Main-Level Owner's Suite
- Private Covered Porch Retreat
- Grand 10' Ceilings with 8' Doorways
- Main-Level Guest Suite



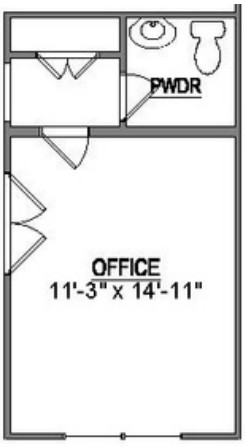
1st Floor Options



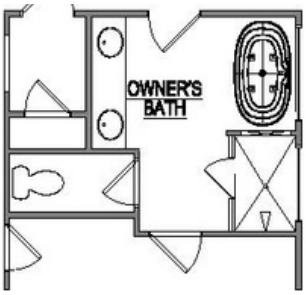
Optional Outdoor Fireplace



Optional Screened Porch



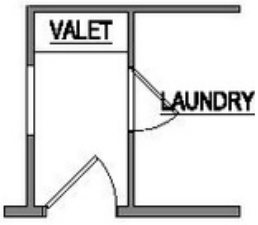
Optional Office & Powder Rm



Optional Deluxe Owners Bath



Optional Utility Sink



Optional Valet

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EMORY

SADDLEBROOK PROPERTIES, LLC

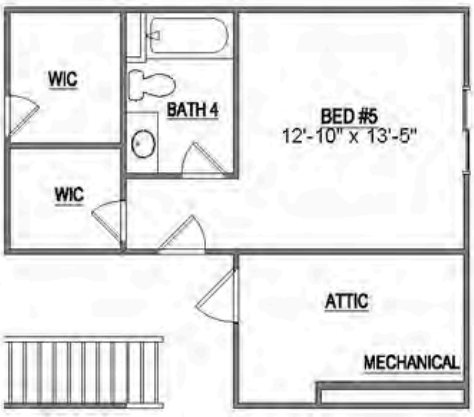
2nd Floor



Key Features

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

2nd Floor Options



Optional Bed 5 & Bath 4

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ESSEX

SADDLEBROOK
PROPERTIES, LLC







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

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social

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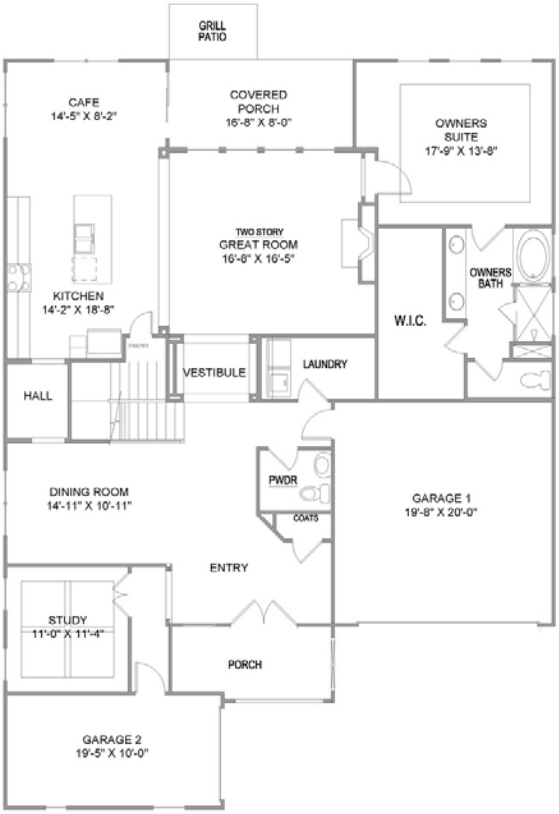
ESSEX

SADDLEBROOK PROPERTIES, LLC

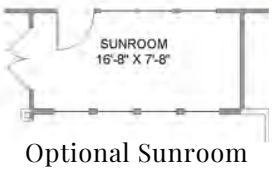
1st Floor

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



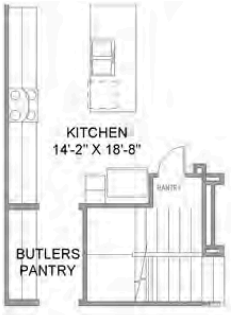
Optional Sunroom



Optional Screened Porch



Optional Walk-In-Closet
Door to Laundry



Optional Bulters Pantry



Optional Covered
Extended Porch



Optional 5th
Bedroom Suite



Optional Deluxe
Owner's Bathroom



Optional Extended Great Room



Optional 2nd Pantry

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ESSEX

SADDLEBROOK PROPERTIES, LLC

2nd Floor

Key Features

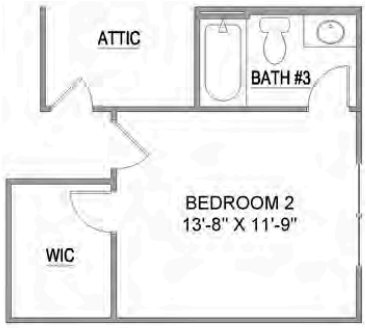
- Spacious Loft Open to Great Room Below
- Walk-in Attic



2nd Floor Options



Optional Bonus Room



Optional 3rd Bathroom

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EVERETT

SADDLEBROOK PROPERTIES, LLC







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

info@saddlebrookproperties.com

saddlebrookproperties.com

Social

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EVERETT

SADDLEBROOK PROPERTIES, LLC

1st Floor

Key Features

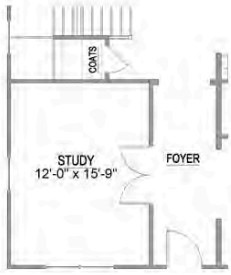
- Open Concept Living
- Front Porch
- Owner's Suite on Main
- Flex Room
- Designer Kitchen
- Walk-in Pantry
- Large Mud Room
- 3rd Bay Garage



1st Floor Options



Optional 3rd Garage Bay on 2 Car Garage



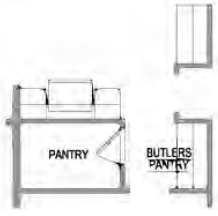
Optional Study Instead of Garage



Optional 5th Bedroom and 4th Bathroom



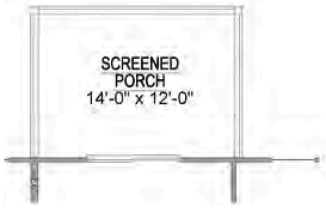
Optional Covered Porch



Optional Bulters Pantry



Optional Valet



Optional Screened Porch

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EVERETT

SADDLEBROOK PROPERTIES, LLC

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

SADDLEBROOK
PROPERTIES, LLC







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

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social

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HARVILLE

SADDLEBROOK PROPERTIES, LLC

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



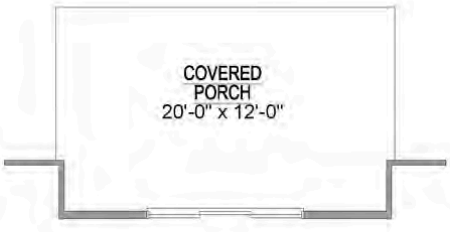
1st Floor Options



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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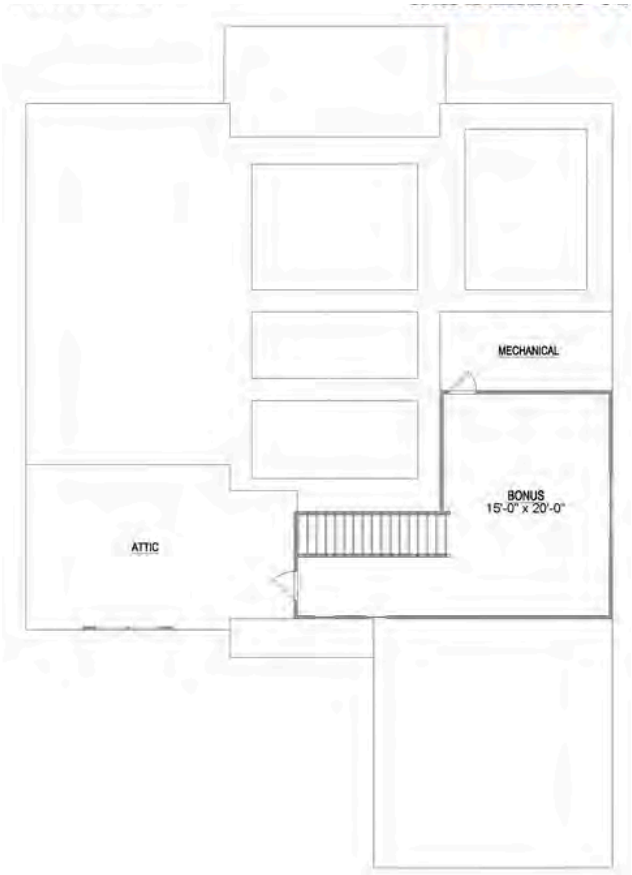
HARVILLE

SADDLEBROOK PROPERTIES, LLC

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

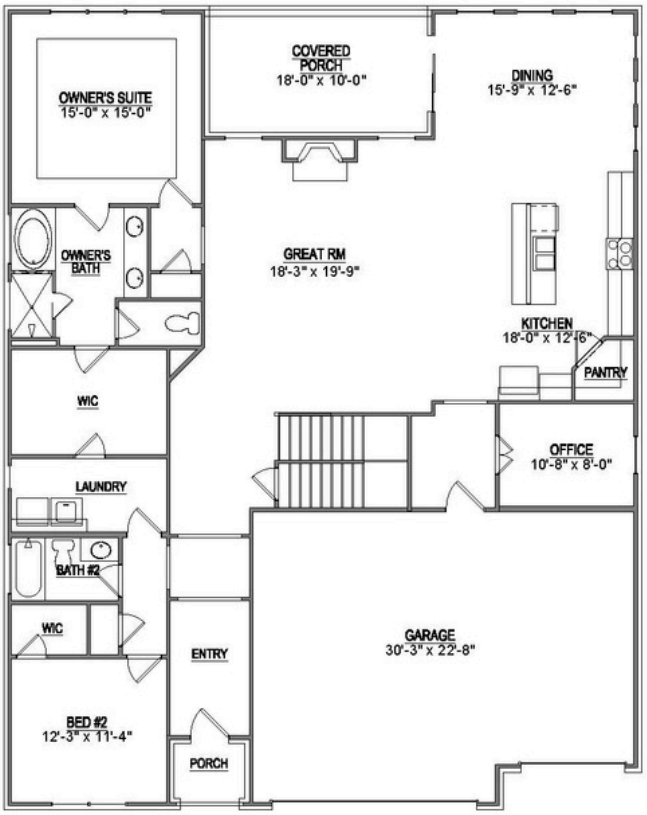
Social

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HOLSTON

SADDLEBROOK PROPERTIES, LLC

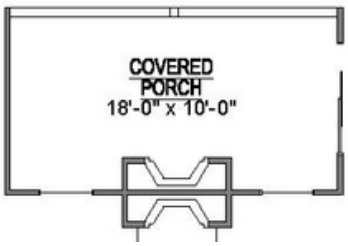
1st Floor



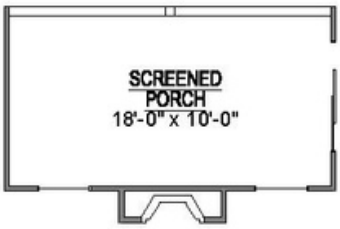
Key Features

- 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

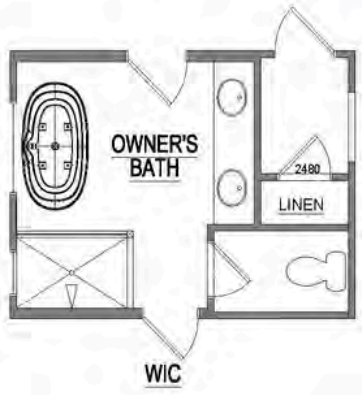
1st Floor Options



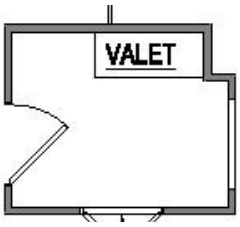
Optional Outdoor Fireplace



Optional Screened Porch



Optional Deluxe Owners Bath



Optional Valet

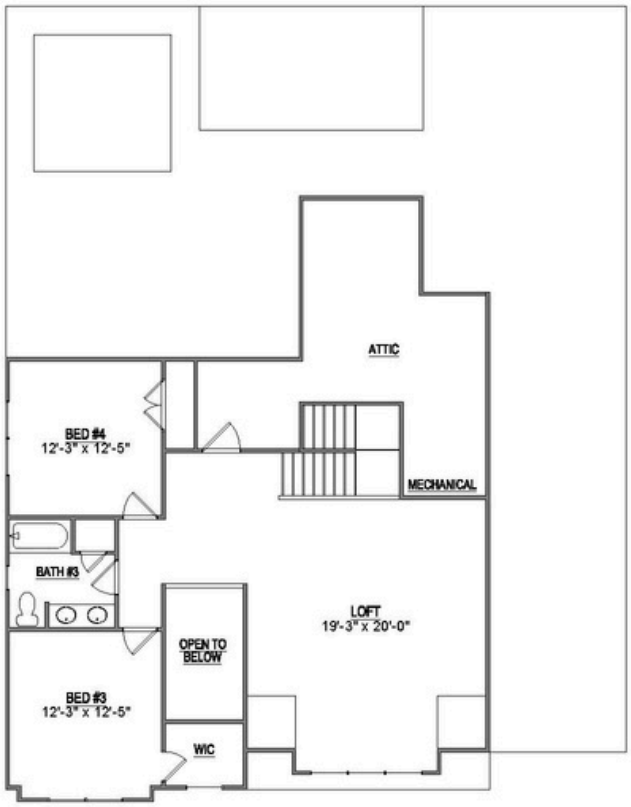
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HOLSTON

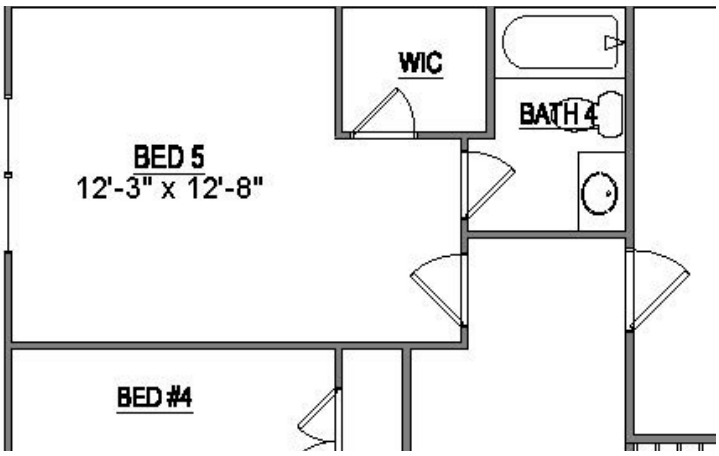
2nd Floor

Key Features

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



2nd Floor Options



Optional Bed 5
& Bath 4

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OXFORD

SADDLEBROOK
PROPERTIES, LLC







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

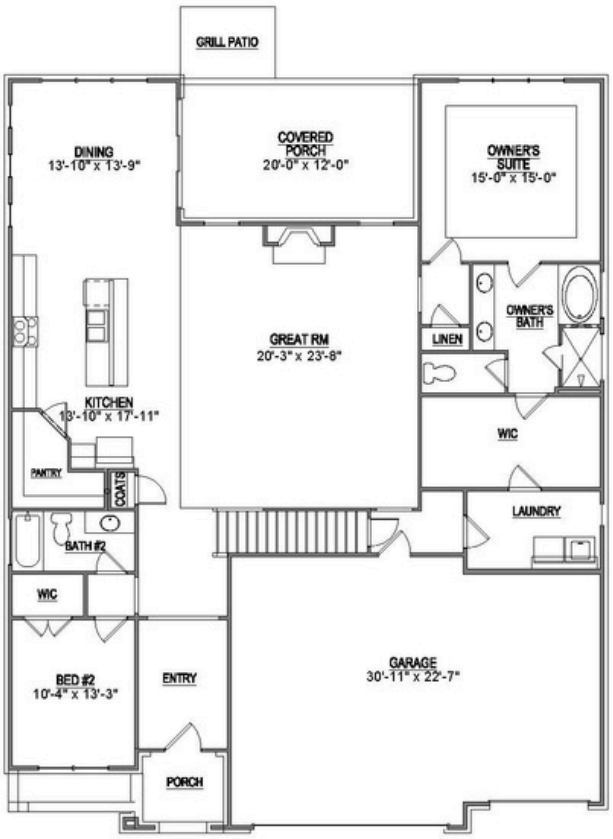
Social

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OXFORD

SADDLEBROOK PROPERTIES, LLC

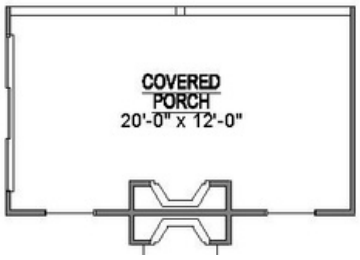
1st Floor



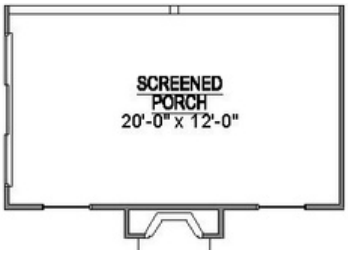
Key Features

- 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

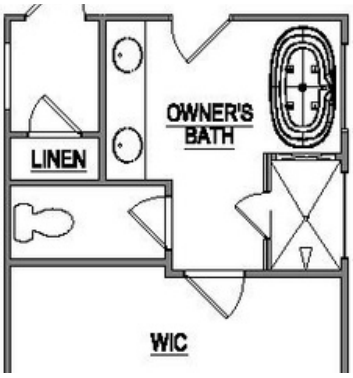
1st Floor Options



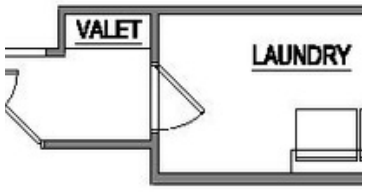
Optional Outdoor Fireplace



Optional Screened Porch



Optional Deluxe Owners Bath



Optional Valet

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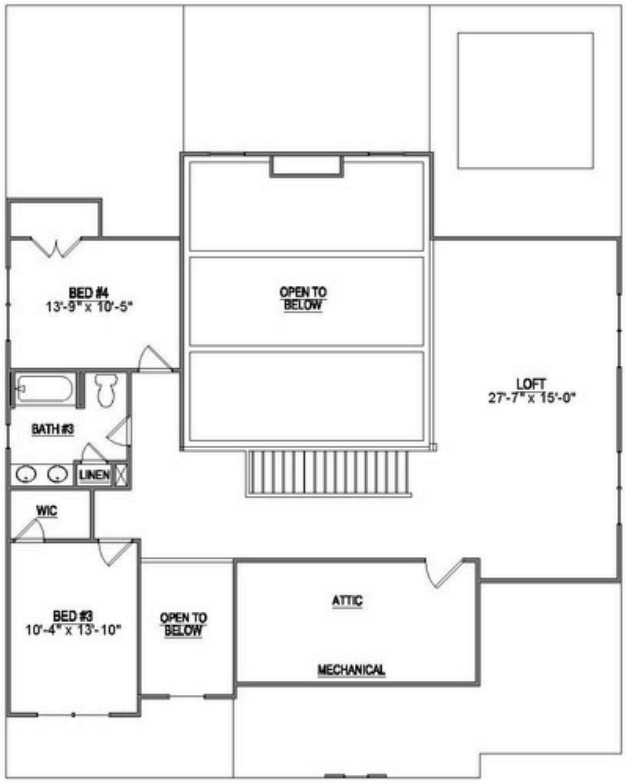
OXFORD

SADDLEBROOK PROPERTIES, LLC

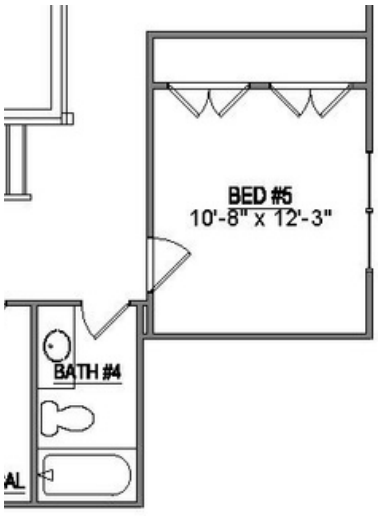
2nd Floor

Key Features

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



2nd Floor Options



Optional Bed 5
& Bath 4

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RIVERSIDE

SADDLEBROOK
PROPERTIES, LLC







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

Social

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RIVERSIDE

SADDLEBROOK PROPERTIES, LLC

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



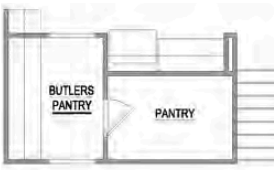
Optional Built-In 3rd Garage Bay



Optional 5th Bedroom and 4th Bathroom



Optional Valet



Optional Butlers Pantry



Optional Extended Porch

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RIVERSIDE

SADDLEBROOK PROPERTIES, LLC

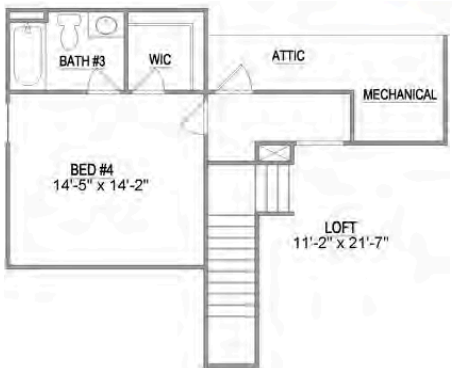
2nd Floor

Key Features

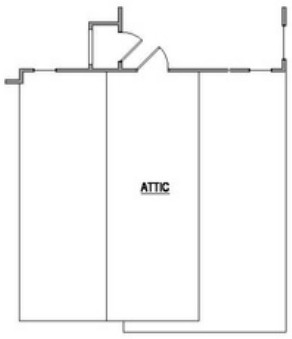
- Spacious Loft
- 2 Bedrooms
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional 4th Bedroom
and 3rd Bathroom



Optional Attic Storage

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STAFFORD

SADDLEBROOK
PROPERTIES, LLC







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

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STAFFORD

SADDLEBROOK PROPERTIES, LLC

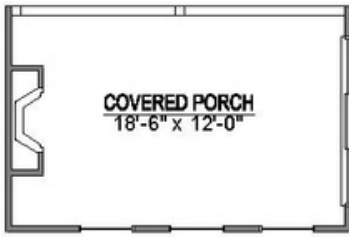
1st Floor



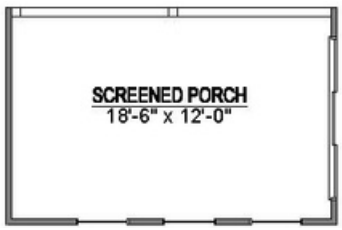
Key Features

- 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

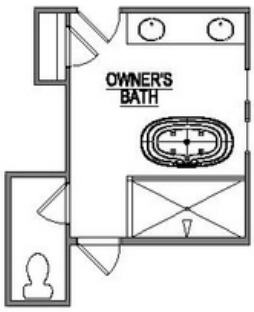
1st Floor Options



Optional Outdoor Fireplace



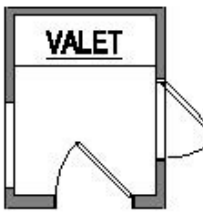
Optional Screened Porch



Optional Deluxe Owners Bath



Optional Utility Sink



Optional Valet

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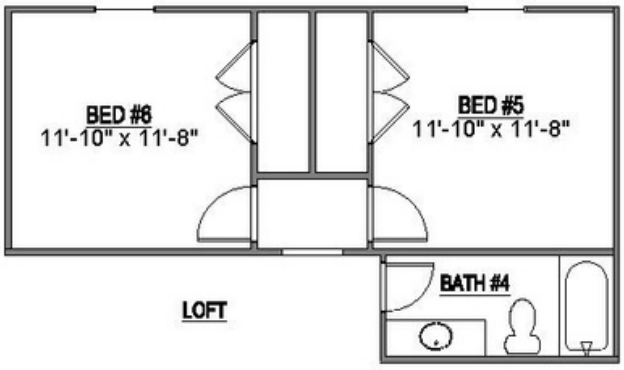
2nd Floor

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

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WINCHESTER

SADDLEBROOK
PROPERTIES, LLC







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.

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WINCHESTER

SADDLEBROOK PROPERTIES, LLC

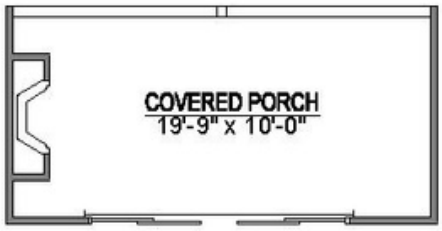
1st Floor



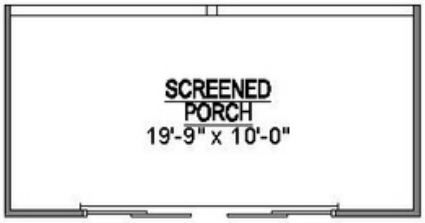
Key Features

- 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

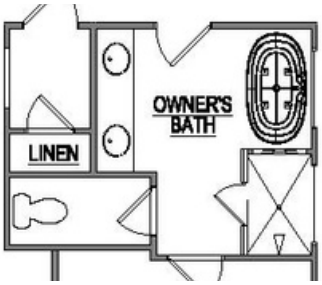
1st Floor Options



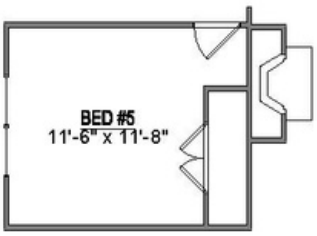
Optional Outdoor Fireplace



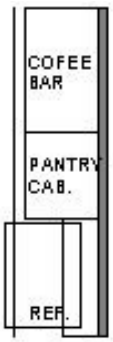
Optional Screened Porch



Optional Deluxe Owners Bath



Optional Bed 5



Optional Coffee Bar

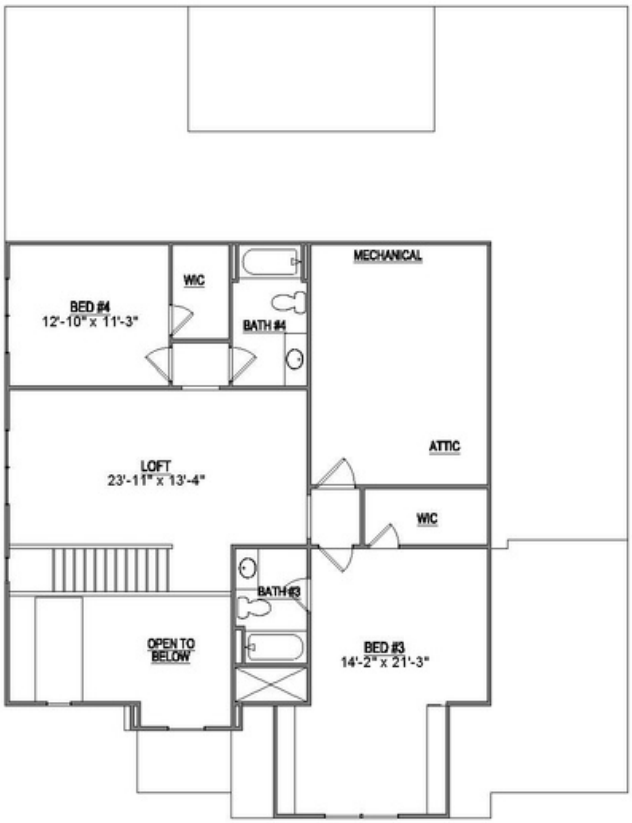
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2nd Floor

Key Features

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



2nd Floor Options

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