SADDLEBROOK
PROPERTIES, LLC

THE
FOUNDRY
AT HARDIN VALLEY

COMMUNITY GUIDE

SADDLEBROOK
PROPERTIES, LLC

ABOUT

The Foundry at Hardin Valley is a peaceful community of only 27 homesites offering peaceful living with easy access to Knoxville, Farragut, and Oak Ridge. The Foundry offers spacious homes featuring open-concept floor plans, modern finishes, and the convenience of 3-car garages included with every design. The community offers six brand-new floor plans, each thoughtfully crafted with our clients' most requested home features.

The Foundry is located just minutes from local shops and restaurants in Hardin Valley, the Shops at Turkey Creek, Melton Hill Park, Pellissippi State Community College, and Hardin Valley Schools. Outdoors enthusiasts will appreciate easy access to fishing, boating, and hiking at the nearby Melton Hill Park. Explore our new floor plans, and create your home in The Foundry at Hardin Valley!

AMENITIES

- An upscale 27-home community with scenic mountain views
- 6 brand-new floor plans with spacious, open designs
- 3-car garages included on every floor plan
- Convenient access to award-wining Hardin Vally schools, local parks, West Knoxville/ Farragut amenities, shops, and restaurants

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

DOVER

SADDLEBROOK
PROPERTIES, LLC

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

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions

DOVER

SADDLEBROOK PROPERTIES, LLC

1st Floor

Key Features

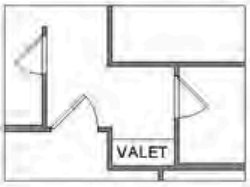
- 3-Car Garage
- Dramatic Vaulted Great Room and Kitchen Area
- Elegant Owner's Suite with Luxury Ensuite
- Private Covered Porch Retreat
- Grand 10' Ceilings with 8' Doorways
- 2 Guest Bedrooms and Bath

1st Floor Options

Optional Outdoor Fireplace

Optional Screened Porch

Optional Deluxe Owners Bath



Optional Valet

Optional Study

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions

EDWIN

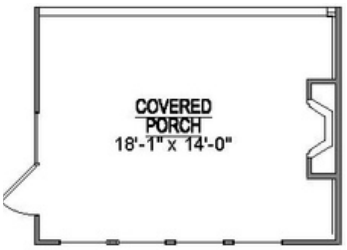
SADDLEBROOK PROPERTIES, LLC

1st Floor

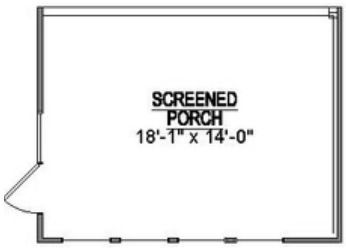
Key Features

- 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

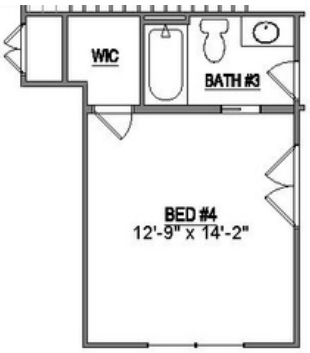
1st Floor Options



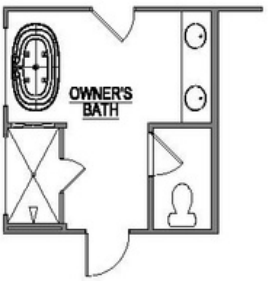
Optional Outdoor Fireplace



Optional Screened Porch

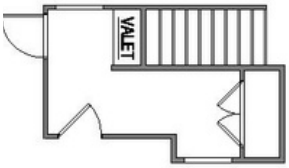


Optional Bed 4 & Bath 3



Optional Deluxe Owners Bath

Optional Utility Sink



Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

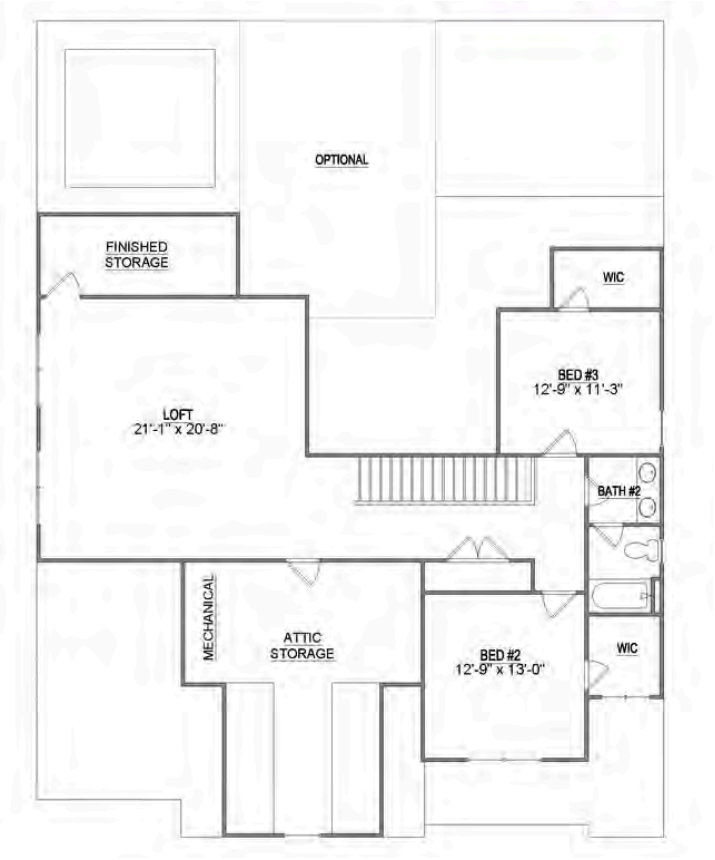
EDWIN

SADDLEBROOK PROPERTIES, LLC

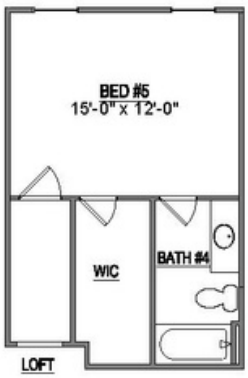
2nd Floor

Key Features

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

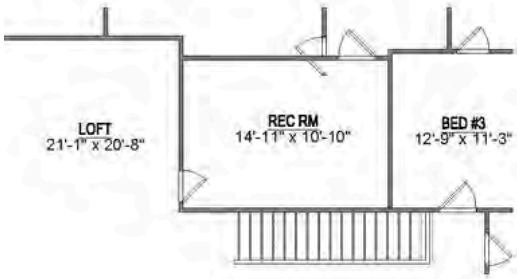


2nd Floor Options



Optional Bed 5 & Bath 4

Optional Storage



Optional Rec Room

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions

EMORY

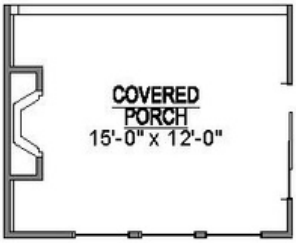
SADDLEBROOK PROPERTIES, LLC

1st Floor

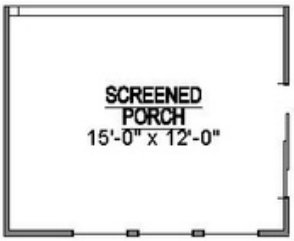
Key Features

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

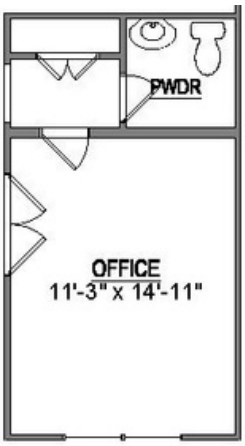
1st Floor Options



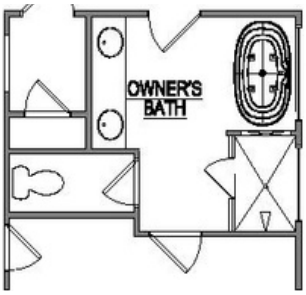
Optional Outdoor Fireplace



Optional Screened Porch

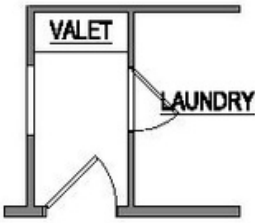


Optional Office & Powder Rm



Optional Deluxe Owners Bath

Optional Utility Sink



Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

EMORY

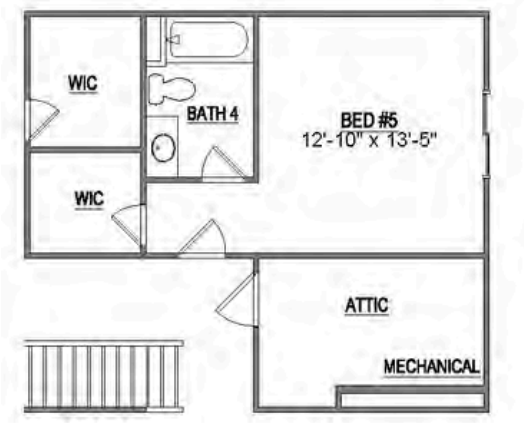
SADDLEBROOK
PROPERTIES, LLC

2nd Floor

Key Features

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

2nd Floor Options



Optional Bed 5 & Bath 4

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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

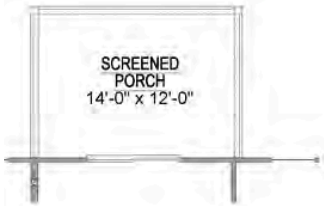
Optional Study Instead of Garage

Optional 5th Bedroom and 4th Bathroom

Optional Covered Porch

Optional Bulters Pantry

Optional Valet



Optional Screened Porch

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

HOLSTON

SADDLEBROOK
PROPERTIES, LLC

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

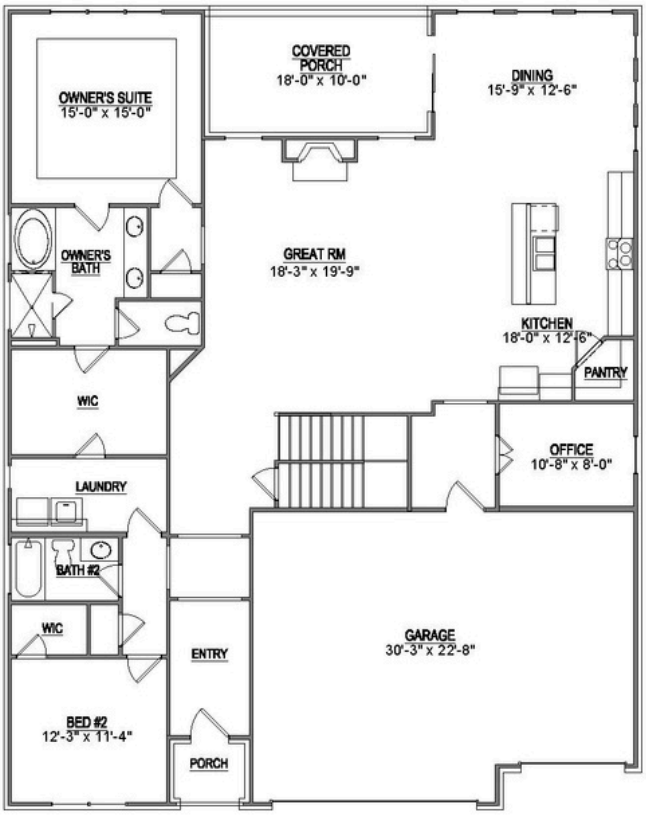
Social

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions

HOLSTON

SADDLEBROOK PROPERTIES, LLC

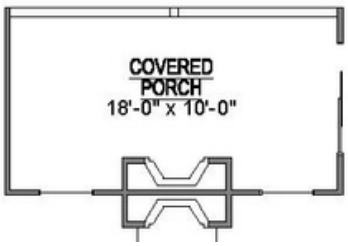
1st Floor



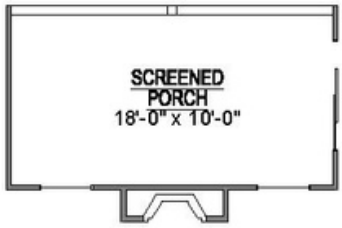
Key Features

- 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

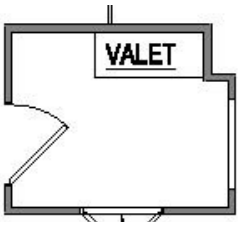


Optional Outdoor Fireplace



Optional Screened Porch

Optional Deluxe Owners Bath



Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

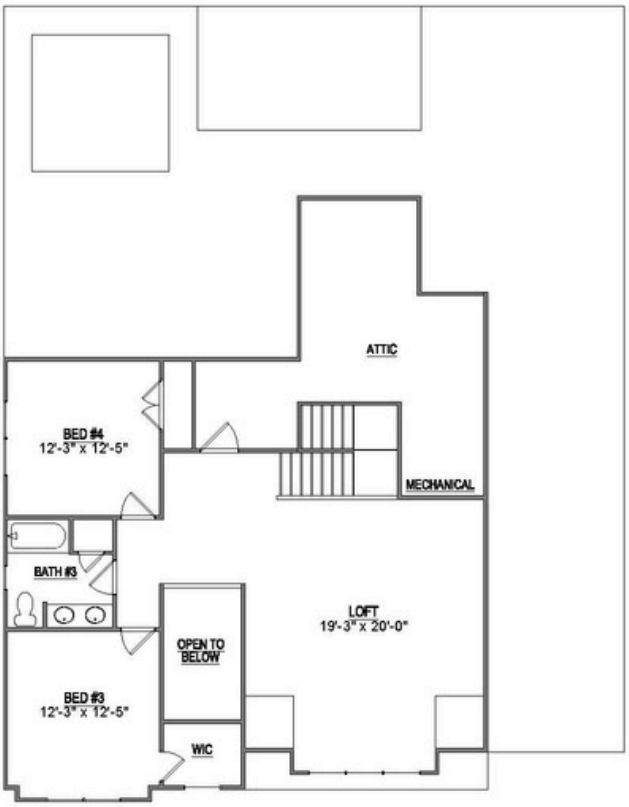
HOLSTON

SADDLEBROOK
PROPERTIES, LLC

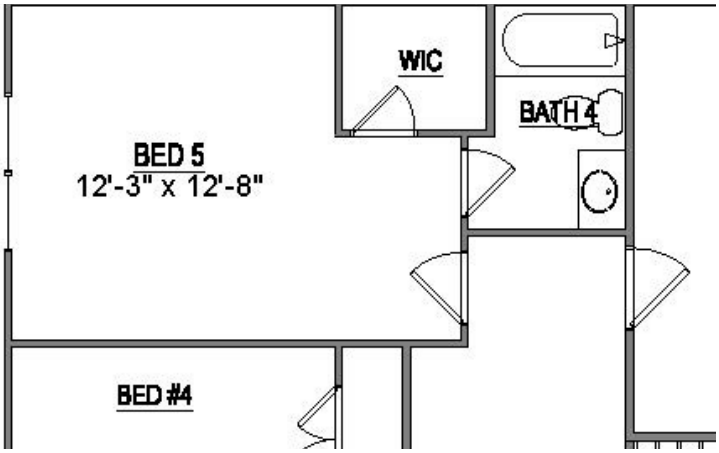
2nd Floor

Key Features

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



2nd Floor Options



Optional Bed 5
& Bath 4

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

MARTIN

SADDLEBROOK
PROPERTIES, LLC

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

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

MARTIN

SADDLEBROOK
PROPERTIES, LLC

1st Floor

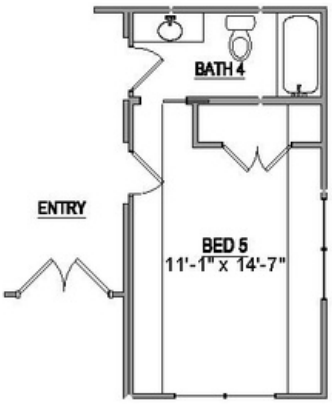
Key Features

- 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

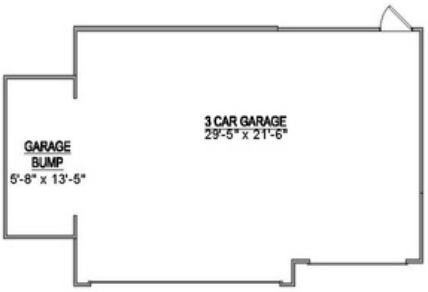
1st Floor Options

Optional Covered Porch

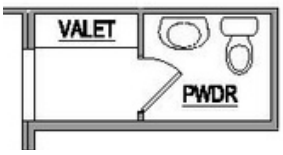
Optional Screened Porch



Optional 5th Bedroom and 4th Bathroom



Optional Garage Bump



Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

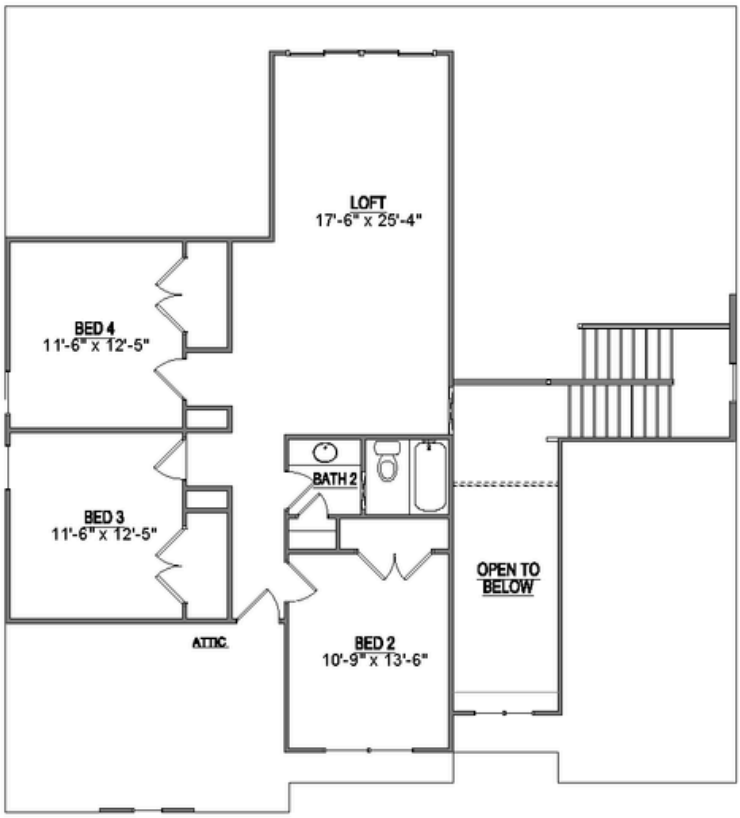
MARTIN

SADDLEBROOK
PROPERTIES, LLC

2nd Floor

Key Features

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



2nd Floor Options

Optional 3rd Bathroom

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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

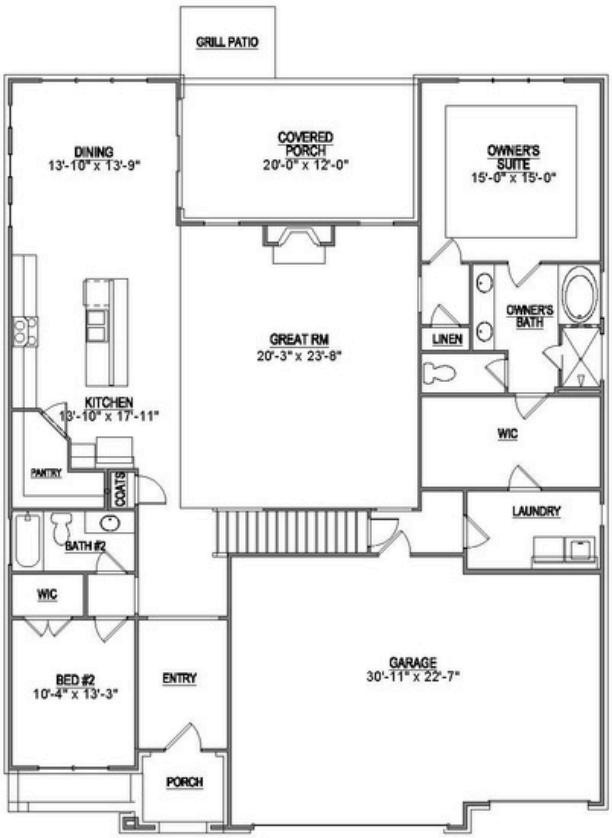
Social

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions

OXFORD

SADDLEBROOK PROPERTIES, LLC

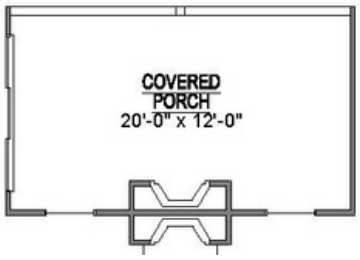
1st Floor



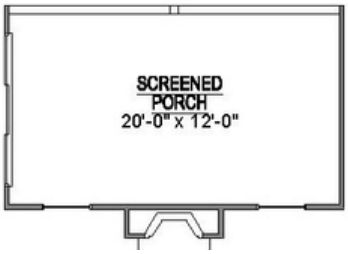
Key Features

- 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

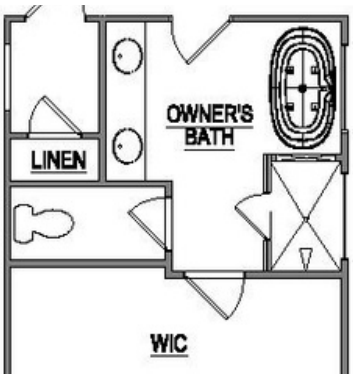
1st Floor Options



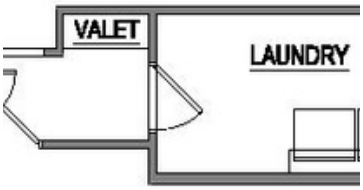
Optional Outdoor Fireplace



Optional Screened Porch



Optional Deluxe Owners Bath



Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

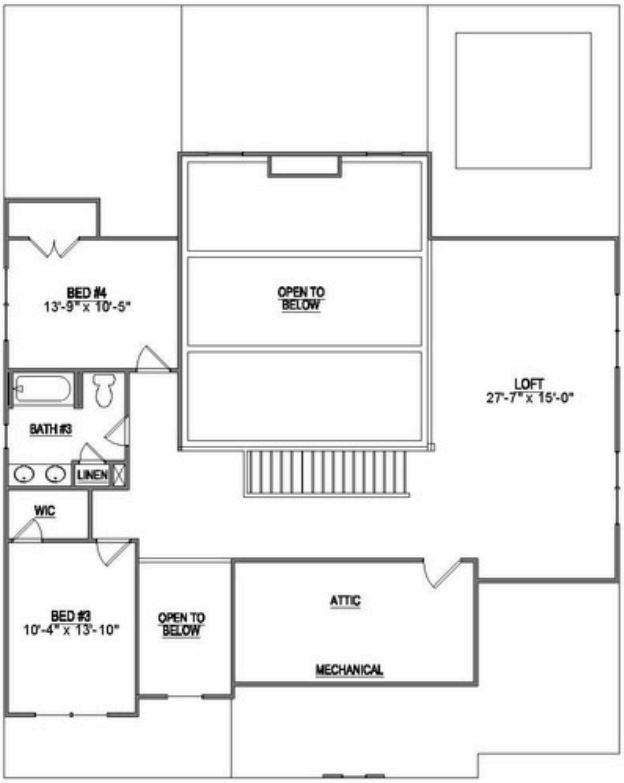
OXFORD

SADDLEBROOK
PROPERTIES, LLC

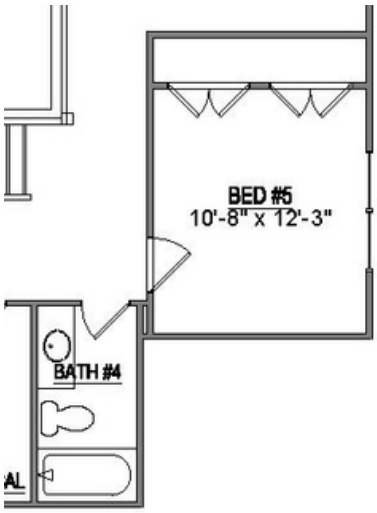
2nd Floor

Key Features

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



2nd Floor Options



Optional Bed 5
& Bath 4

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions

STAFFORD

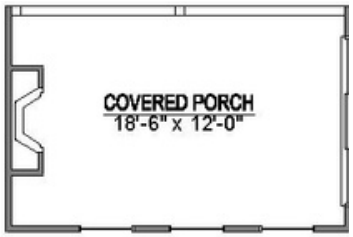
SADDLEBROOK PROPERTIES, LLC

1st Floor

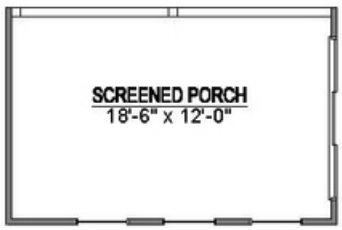
Key Features

- 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

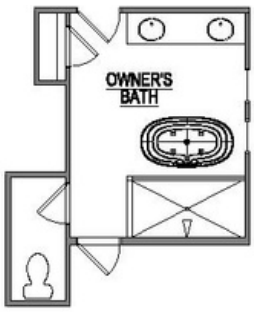
1st Floor Options



Optional Outdoor Fireplace

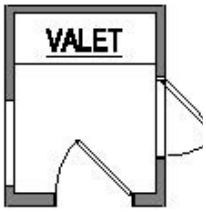


Optional Screened Porch



Optional Deluxe Owners Bath

Optional Utility Sink



Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

STAFFORD

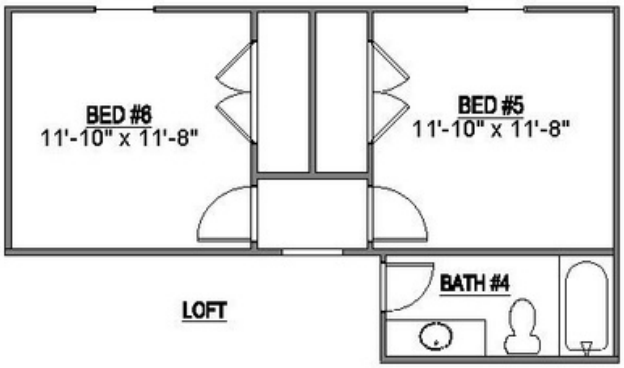
SADDLEBROOK PROPERTIES, LLC

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

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

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.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions

WINCHESTER

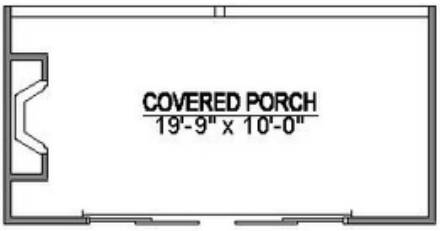
SADDLEBROOK PROPERTIES, LLC

1st Floor

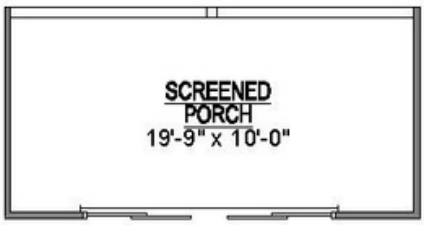
Key Features

- 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

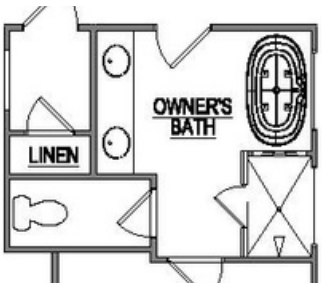
1st Floor Options



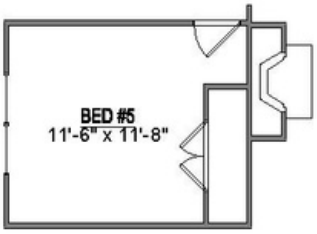
Optional Outdoor Fireplace



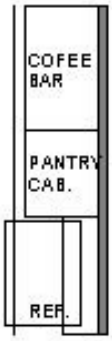
Optional Screened Porch



Optional Deluxe Owners Bath



Optional Bed 5



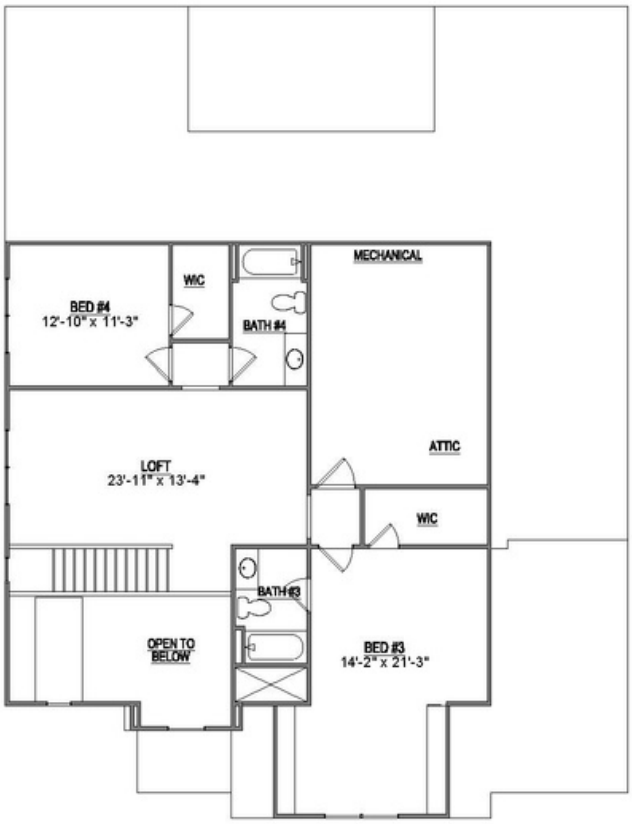
Optional Coffee Bar

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

WINCHESTER

SADDLEBROOK
PROPERTIES, LLC

2nd Floor



Key Features

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

2nd Floor Options

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.