

1885 EVERGREEN ROAD

——— Thompson's Station, Tn ———



\$2,349,900

5 Bedrooms | 4/1 Baths | 6,803 Sq Ft | 8.31 Acres





FRONT PORCH

Welcome home to the inviting charm of this wrap around Covered Front Porch, offering plenty of space for bench swings and rocking chairs to enjoy nice breezes and serene views of the hills.



FOYER

Step through the 6-light wood door with sidelights and keyless entry into this inviting Foyer. Decorative Spanish tile flooring and unique black metal light fixture set against a wood beam ceiling leave a lasting first impression while the large coat closet offers ample storage.



GREAT ROOM

This exquisite Great Room boasts a majestic stone wood burning fireplace, dazzling chandelier, and hardwood floors. This gorgeous room is flooded with natural light, and is a great spot to relax and unwind. Vaulted ceiling, track lighting, natural wood slat ceiling, and hardwood treads & railing with black cable railing system complete the space.

NOTE: Hardwood floors have recently been refinished.



KITCHEN

This fully renovated open-concept Kitchen is the heart of the home. Adorned with tiled floors, a stunning brick backsplash, custom weathered finished cabinetry in "Ammonite" from Farrow and Ball, and Cambria quartz countertops, this room combines style and functionality. Notable features include an exposed beam ceiling, custom Rev-A-Shelf inserts to optimize storage and utility inside all of the cabinets, water purification system (spout at sink) for drinking water, Fisher Paykel Series 9 Induction Range with custom wood vent hood, 2-drawer Fisher Paykel dishwasher, and a trash compactor. The large island (52" x 86" & 40" tall) with Cambria quartz counter, soft close doors/drawers, and pendant lighting houses a second built-in Fisher Paykel Oven, a GE Monogram Microwave, and offers deep drawer storage. The 36" x 80" Paneled Fisher Paykel refrigerator remains.



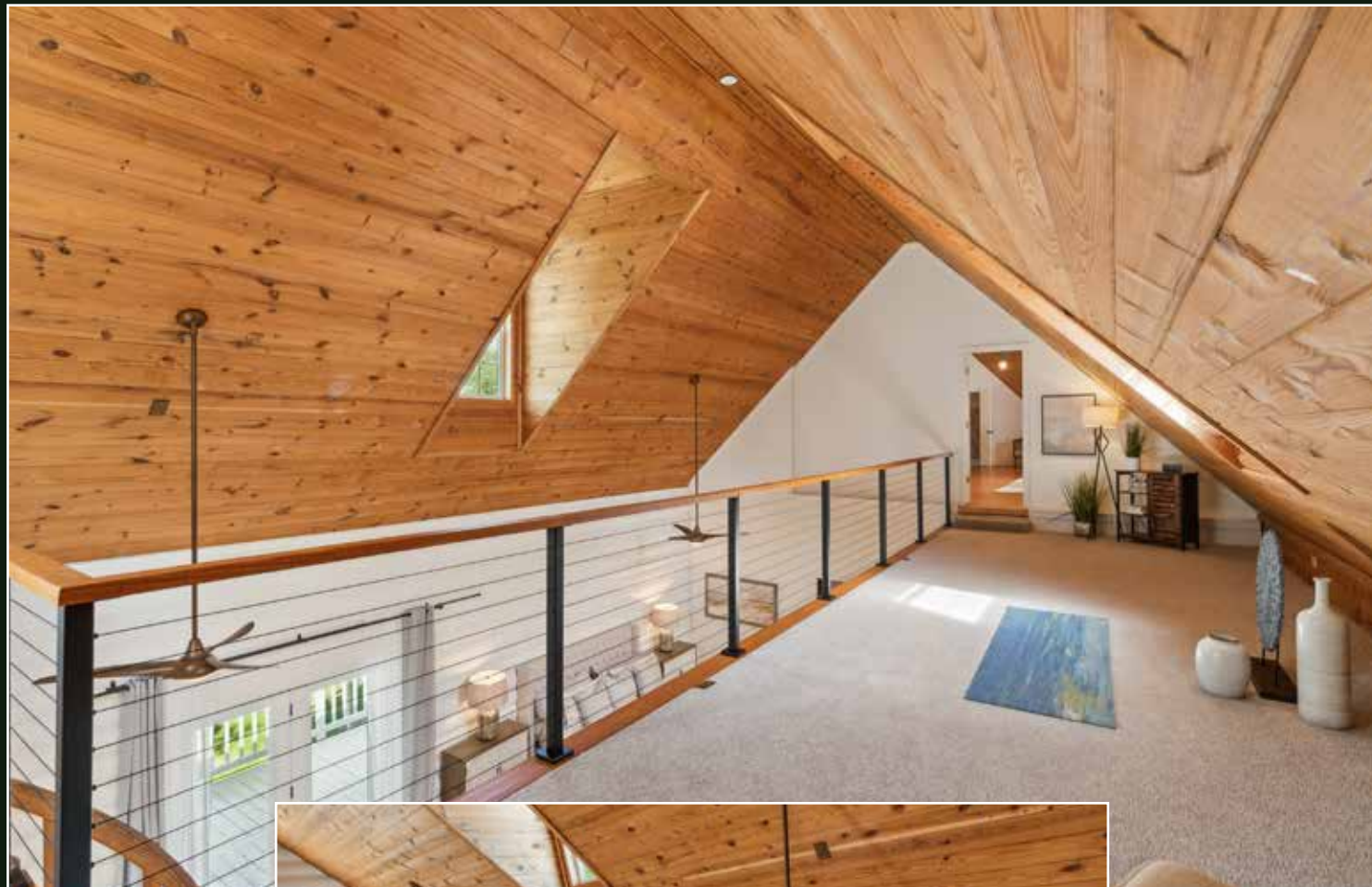
CASUAL DINING

Entertain in style in this open-concept Dining Area. The wall of windows offer an abundance of natural light and great views of the surrounding property. The tall custom built-in pantry cabinet boasts 8 Rev-A-Shelf pull out drawers for food storage, electrical outlets for appliances including a coffee bar area with plugs, and deep drawers in the center to contain large items such as serving dishes. Other features include custom roll-down shades and large format tile flooring that add to the functionality and convenience of the space. Enjoy the seamless flow of the Great Room, Kitchen and Foyer in this well designed space.



PRIMARY BEDROOM

This luxurious Primary Suite boasts hardwood floors, vaulted ceilings and includes a sitting area with stone fireplace! French doors lead to a Deck offering panoramic views of the sprawling property below. The spiral staircase ascends to a private upstairs overlook. Two custom closets each include large built-in dressers with soft close drawers, shoe racks, and lighted closet rods. Two ceiling fans offer comfort and finish the space.



PRIMARY BEDROOM LOFT

The Loft is an extension of the Primary Suite and offers many uses. This beautiful room is complete with vaulted ceilings, textured carpet, natural wood ceiling and walls, and an abundance of windows. Whether used for a Workout Area, Meditation Space, Office, Library, Storage, or snuggling up with a good book, this airy retreat offers endless possibilities.



PRIMARY BATHROOM

The Primary Bath features tiled floors, a separate shower with frameless glass, tile surround, shampoo niche, handheld sprayer and a sumptuous soaking tub, offering relaxation and rejuvenation. Dual vanities with 2 drawer stacks in each, touch light mirrors, quartz counters, hidden outlets for hair dryers and other appliances, and brushed nickel fixtures provide ample space and convenience. The linen cabinet with built-in clothes hamper, heated towel rack, and private water closet with a Toto Washlet toilet complete this oasis of comfort and elegance.



BEDROOM #2

The Second Bedroom, located on the Main Level, includes hardwood floors, a ceiling fan, and a double door closet. Step outside onto the Deck through the glass doors, offering seamless indoor-outdoor living.

NOTE: This room could be used as a multipurpose room or flex space.



JACK & JILL BATH

This recently renovated Jack and Jill bath is shared between Bedrooms 2 and 3 on the Main Floor. Features include a tub/shower combo with tile surround, stone tile accent, rain head, marble top vanity with 2 drawer stacks and undermount sink, chrome fixtures, beveled mirror and stained-glass port hole window.



BEDROOM #3

This charming 3rd Bedroom, located on the Main Floor, includes hardwood floors, a double door closet, and a ceiling fan for year-round comfort. Step through the glass doors onto the deck, where tranquil outdoor living is just steps away from your bedroom.



LOFT

Relax and unwind in this charming upstairs Sitting Area that overlooks the Great Room, adorned with hardwood floors and modern chandelier. Enjoy the picturesque view of the property from the overlook.

This space could serve multiple functions - Office, Play Area, Reading Nook, etc. What do you envision?

NOTE: New stair cable railing system.



BEDROOM & BATH #4

The Upstairs Bedroom offers unparalleled privacy and comfort. This room boasts vaulted natural wood ceilings, an abundance of natural light, ceiling fan, double door closet, textured carpet, and arched windows.

The Ensuite Bath was recently renovated and features tile flooring and surround in the walk-in shower with frameless glass door, marble vanity with double drawer stack and chrome fixtures.



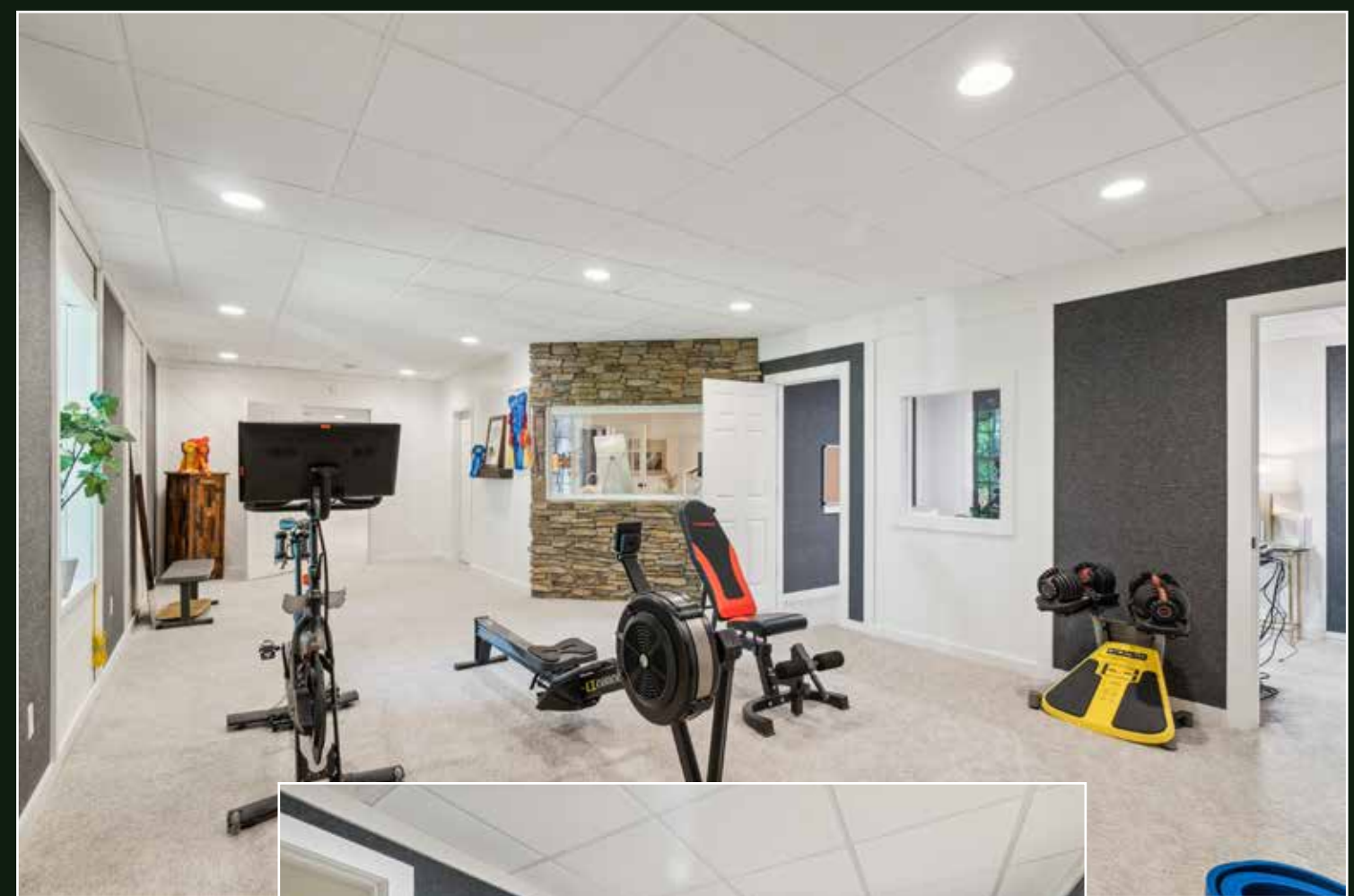
BEDROOM & BATH #5

The oversized fifth Bedroom is located on the Walkout Basement level. This suite features a recently renovated Ensuite Bath with walk-in shower, textured carpet, recessed lights, and walk-in closet. This would be a great In-law Suite or Guest Room.



REC ROOM/BONUS ROOM

Embrace the versatility of this Walkout Basement featuring a sizable Rec Room that offers endless possibilities for entertainment and relaxation while offering multiple spaces. Step outside to the backyard directly from this room, blending indoor and outdoor living for gatherings year-round. Features include textured carpet, ceiling speakers, recessed lighting, bead board walls, and a storage closet under the carpeted stairs.



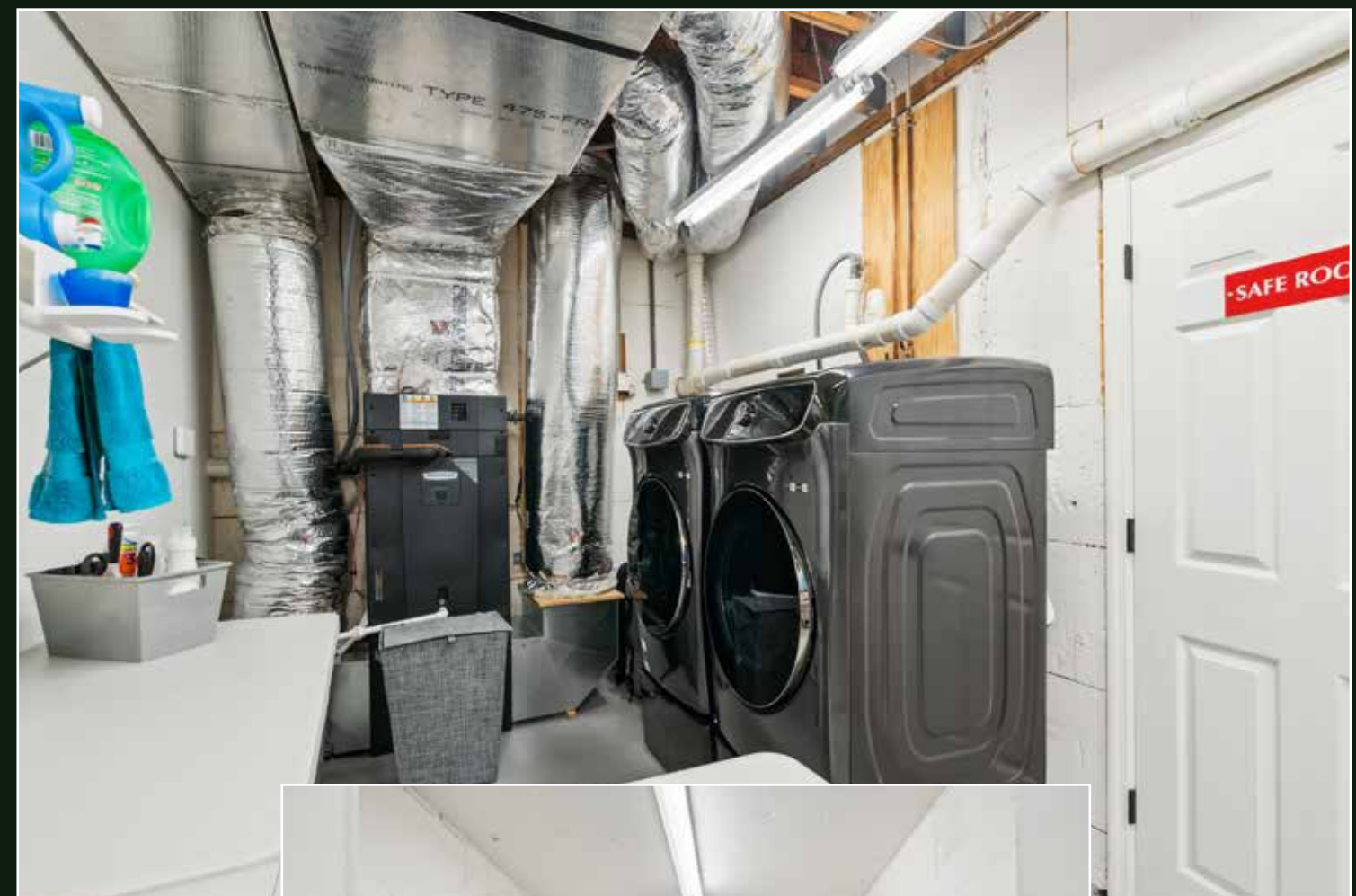
OFFICE/FLEX SPACE

Located off the Rec Room in the Walkout Basement this space is ideal for crafting your dream Music Room, Recording Studio, Home Office, Workout Room, Schooling Area or Conference Room. Tailor this versatile space to your unique lifestyle needs. Several spaces in one with textured carpet, sound panels, stone accent wall, and recording booths/storage closets.



2ND OFFICE/RECORDING STUDIO

So many possibilities! Currently being used as a Home Office, this space could also serve as a Sitting Area, Library, Work-Out or Homework Station. Notables include textured carpet, storage closet (that was previously used as a recording booth), and window into the Flex Room. How do you envision using this space?



LAUNDRY/STORAGE/SAFE ROOM

This Laundry Room can also be used as a Safe Room or Tornado Shelter, offering peace of mind during unpredictable weather events. This multipurpose space ensures both convenience and protection for you or your loved ones. An additional closet is the "official" Safe Room but would be perfect for storing seasonal items. Water Softener remains.



POWDER ROOM

The Main Level Powder Room offers a live edge wood vanity, decorative vessel sink, brass fixtures, framed mirror, and Spanish tile flooring.



OUTDOOR ENTERTAINING

The oversize Deck, on the Main Level, offers ample space for entertainment and relaxation. With multiple access points to the house and stunning views overlooking the sprawling acreage, this outdoor retreat is a perfect setting to enjoy nature, friends and family.

The Backyard is an oasis that boasts a picturesque tree-lined landscape atop a hill, offering privacy and tranquility. Embrace cozy evenings around the firepit against the backdrop of nature's beauty.



6-8 CAR GARAGE/BARN

This expansive property includes a generous 4,000 SF insulated Barn, offering ample space for both work and leisure. Featuring a dedicated Office Area, this versatile structure embodies functionality and comfort, perfect for a variety of pursuits. Notables include 3 pedestrian doors (1 to Office), floor drains, shelving, exhaust fan, and a 14' garage door, ideal for RV or large truck storage.

Don't miss the 2-Dog Kennel with fully fenced dog run behind the Garage!

NOTE: Refrigerator in Garage to remain.



POOL & LANDSCAPE PLANS

The sellers had plans designed prior to putting their home on the market. Seller is happy to provide contact information for the landscape architect should buyer wish to pursue the design.

DIMENSIONS

Covered Front Porch	37 x 10	Rec Room (Main)	20 x 20
Foyer	16 x 9	Rec Room (Game)	21 x 18
Great Room	25 x 21	Flex Room/Gym	31 x 15
Kitchen	14 x 13	Studio/Office	15 x 13
Casual Dining	15 x 13	Studio/Office Storage 1	15 x 8
Loft	33 x 18	Studio/Office Storage 2	8 x 4
Primary Bedroom	31 x 15	Utility Room	31 x 8
Primary Bath	17 x 9	Utility Storage	8 x 6
Primary Loft	32 x 10	Main Deck	35 x 24
Bedroom #2	16 x 12	Side Deck	32 x 10
Bedroom #3	16 x 13	Basement Patio	25 x 9
Jack & Jill Bathroom	11 x 7	6-Car Garage/Barn	100 x 40
Bedroom #4	21 x 13	Garage/Barn Office	20 x 8
Bathroom #4	14 x 9	Kennel	14 x 8
Bedroom #5	21 x 16	Dog Run	77 x 62
Bathroom #5	10 x 6		

SPECIAL FEATURES

5 Bedrooms | 4/1 Baths | 6,803 Sq Ft | 8.31 Acres

- Beautiful Treed Lot ~ Such a Serene Setting for a Unique Home with Absolute Privacy
- Security Gate with Camera and Code that can be Opened Remotely
- Automatic Lighting All the way up the Concrete Driveway
- Internet Service has been Upgraded to Accommodate Multiple Home Office Users
- 3 Bedrooms on Main Level
- Keyless Entry, Ring Doorbell
- Hardwood Flooring and Natural Wood Slat Ceilings Throughout Most of the Main Living Areas
- 2 Fireplaces - Both Wood Burning (Great Room & Primary Bedroom)
- Vaulted Ceilings
- Hardwood Stair Treads with Black Cable Railing
- Exposed Beam Ceiling, GE Monogram Microwave, 2 Drawer Fisher Paykel Dishwasher and Induction Range and Second Oven in Island, Trash Compactor, Island with Quartz Counter, Soft Close Doors/Drawers, Pendant Lighting, Fisher Paykel Paneled Refrigerator to Remain, Quartz Counters, Brick Backsplash, Built-In Pantry Storage
- Primary Bath Soaking Tub, Frameless Walk-In Shower with Hand Held, Dual Vanities with Quartz Counters, Touch Light Mirrors, Built-In Linen Storage, Heated Towel Rack, Loft Space Could Serve Multiple Functions, Semi-Private Deck, and 2 Closets with Built-Ins
- Large Finished Walk-Out Basement with Rec Room, Bed & Bath, Workout/Flex Room, Office - Easily Convert Workout/Flex Room to a Recording Studio, Music Room, Home School, Etc
- Gazebo with Ceiling Fan, Firepit Area
- Landscape Design Plan for a Pool (Negotiable) - All Surveying has been done with a Landscape Architect; All Buyer Would Need is a Contractor to Build It
- 4,000 SF Barn with 14' Garage Door, Office Area and Bath with Separate Door Could Easily House 6-8 Cars
- 2-Dog Kennel and Dog Run
- Large Outdoor Wrap Around Porches & Gazebo
- AC Unit Replaced 2021

All information deemed reliable but not guaranteed



Our steel log siding product offers the look of a rustic log home while providing maximum durability and easy upkeep.

World class paint coating that resists cracking, peeling, flaking, blistering, chipping, fading and more. Steel log siding by TruLog has a genuine wood appearance. However, it requires no care other than an occasional rinse with the garden hose.

Energy Efficient Insulating Foam | Backer & Reflective Coating

A foam backer is placed behind the log siding during installation. The foam insulates your home, adding an R value of about R-3 to R-4 to your home's exterior. A higher R value increases the energy efficiency of the house. The foam backer also serves as a way to prevent the steel siding from denting.

Durable American-made 26 Gauge Steel Protects Your Home

Underneath the paint is tough, durable 26-gauge steel. Heavy gauge steel provides rigid home siding that will stand up to the elements with class 4 impact protection and a class A fire rating.

Authentic Looking Log Hew & Chink Lines

When choosing imitation log siding, certain features lend to the appearance of genuine wood. At TruLog, we design our steel log siding with hew and chink lines. This innovative design gives our siding the realistic look of wood logs.

Traditional wooden logs have marks called hew lines, which show where the wood has been chopped and shaped. These distinctive markings have come to be associated with the character of log homes and cabins. We wanted our TruLog steel siding to have the natural appeal of wood.

Chinking in a traditional log cabin refers to the line of sealant used between the logs. With faux log siding, chinking is functionally unnecessary but aesthetically desirable. TruLog steel log siding incorporates the appearance of chinking lines in the design.

State of The Art Fade Resistant Protective Coating

Our world class paint coating resists cracking, peeling, flaking, blistering, chipping, fading and more. This state-of-the-art paint coating stands up to UV radiation from the sun to provide long-lasting fade resistance. Having a log-style home doesn't have to involve maintenance every 2 to 3 years.

We stand by the quality, craftsmanship and performance of our faux log siding products. Our steel log siding comes with a limited lifetime warranty, including 30-year chalk and fade protection.

Product Specifications

Dimensions

Panels are 12 feet in length and 9 inches tall

Materials

Panels are made of 26 gauge steel with nail strips and a top and bottom lock

Foam backer insulation R value: R-3 to R-4

Panels are rated Class 4 for impact protection and class A for fire protection

Coating & Finish

5 HD wood grain color options, 6 solid color options

Wood hewing and chinking replication

UV Protectant clear coat
Corrosion resistant barrier

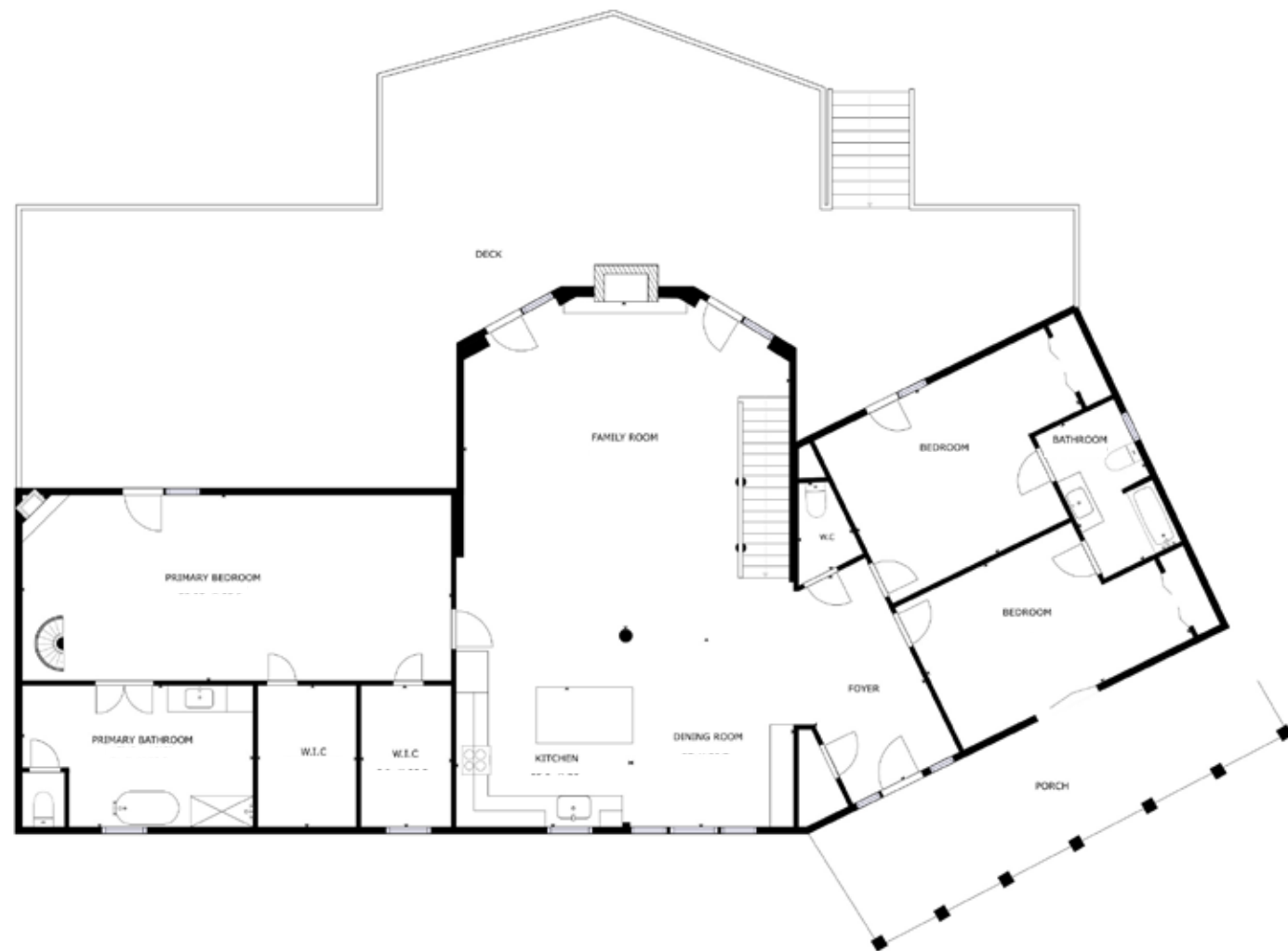


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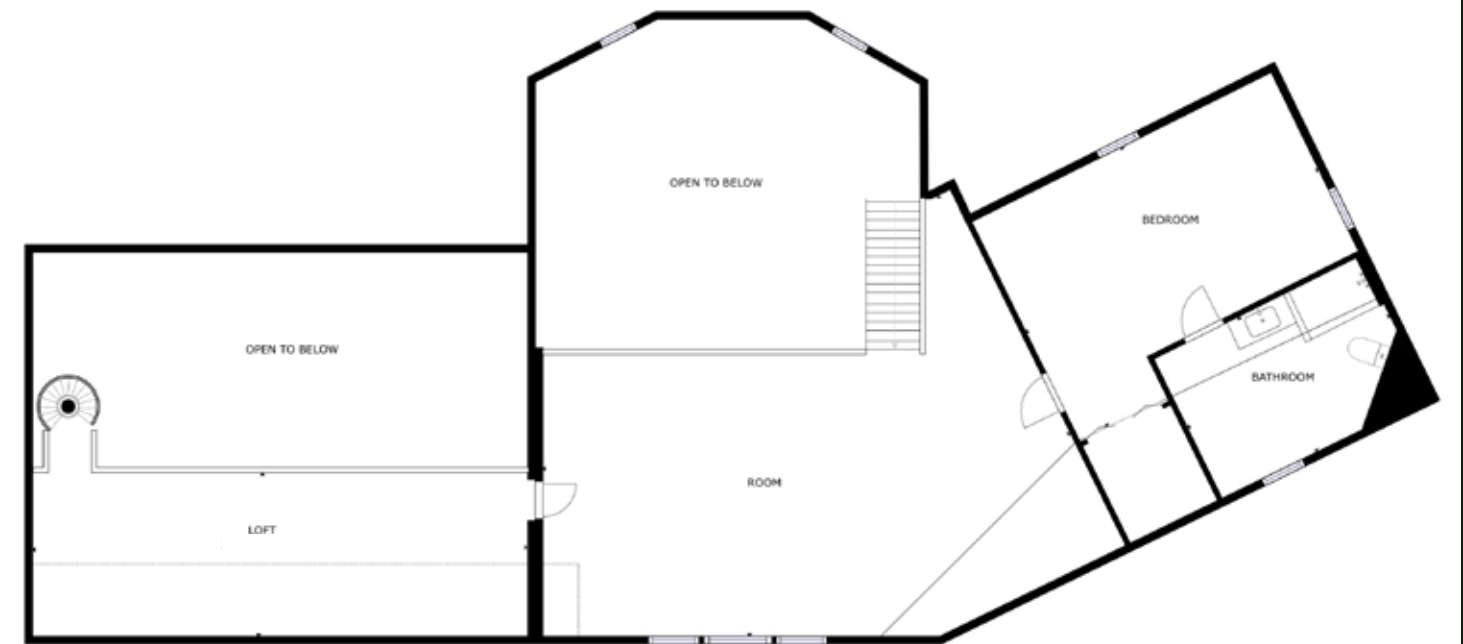
Susan Gregory
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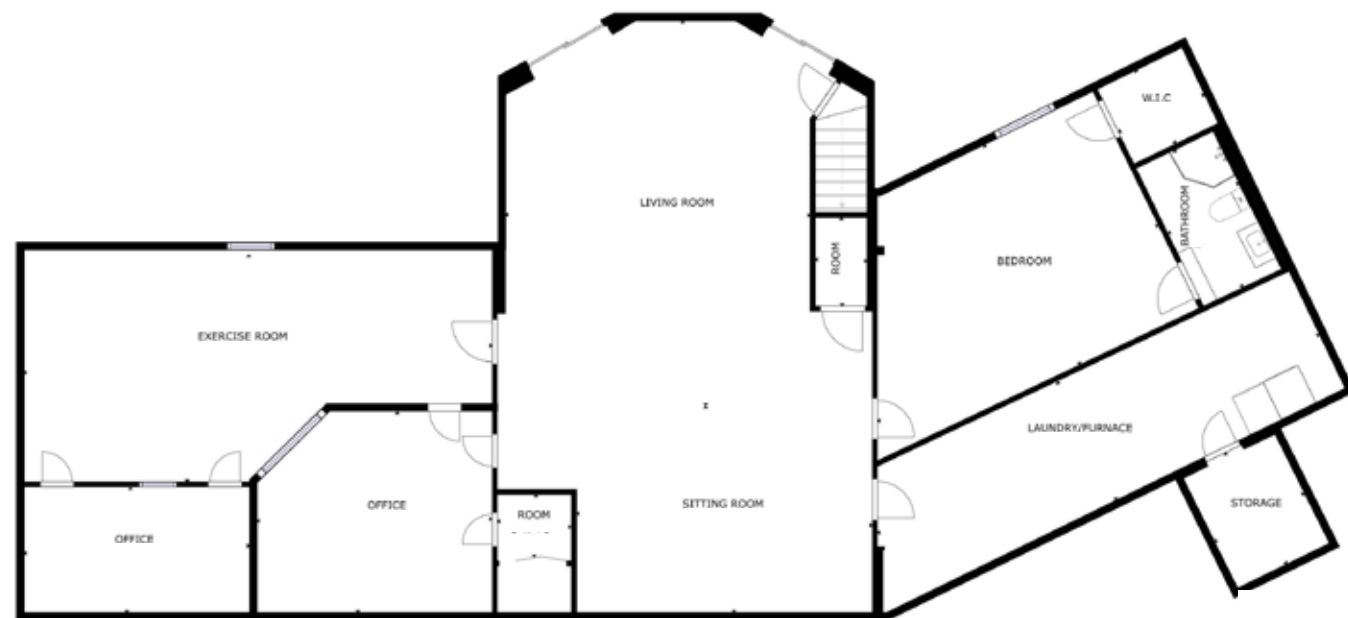
MAIN LEVEL (2,847 SF)



UPPER LEVEL (1,109 SF)



BASEMENT LEVEL (2,847 SF)



THOMPSON'S STATION

Thompson's Station is the ideal place for anyone who's looking for beautiful, rolling green hills and a laid-back lifestyle. Thompson's Station's rural setting is a welcome respite from the busy city life of Nashville, but it's near enough to the expressway and many major cities to enjoy the amenities they have to offer.



SPRING HILL

Spring Hill offers plenty of shopping establishments, restaurants, medical facilities, grocery stores, retail stores, I-65 access, nearby 840 access and more!



DOWNTOWN FRANKLIN

This home is located just minutes from historic Downtown Franklin, a fifteen block national register historic district with more than 70 unique stores, restaurants, and antique shops.

Tinkerbell Playground, walking trails, and picnic areas are at Pinkerton Park, just one of many parks in the Franklin area.



COOL SPRINGS

Cool Springs is a major commercial center located primarily within the Franklin, Tennessee city limits, though northern portions of Cool Springs fall within the city limits of Brentwood, located in Williamson County, Tennessee.

The commercial center primarily serves Williamson and southern Davidson Counties, the most affluent parts of the Nashville metropolitan area, though it is considered a regional center, drawing shoppers and clients from all around the Middle Tennessee, Southern Kentucky, and North Alabama areas.



COOL SPRINGS GALLERIA

Cool Springs Galleria is located just minutes from this home and has all of your favorite stores like Apple, American Girl, The Cheesecake Factory, Starbucks & More! The mall opened in 1991, and has 4 department stores and over 165 stores on two floors totaling 1,117,689 square feet including the 500-seat Oasis Food Court. Cool Springs Crossings is an adjacent power center.

SCHOOLS



HERITAGE ELEMENTARY

4801 Columbia Pike
Thompson's Station, TN 37179
(615) 472-4520



HERITAGE MIDDLE

4803 Columbia Pike
Thompson's Station, TN 37179
(615) 472-4540



INDEPENDENCE HIGH

1776 Declaration Way
Thompson's Station, TN 37179
(615) 472-4600

For more school information visit: www.wcs.org