

## STANDARD FEATURES & POINTS OF INTEREST

3 Bedroom, 2 ½ Bath, 2008 Heated Square Feet

Two Car Garage

10'x12' Rear Patio – Deck (some models)

Maintenance Free Exterior: Brick front, Vinyl Siding Rear, Metal/Vinyl Fascia/Soffits, Aluminum Gutters

Maintenance Free Energy Efficient Vinyl Windows

Underground Utilities & Professionally Landscaped Yards

Hardwood Entry, Hallway & Powder Bath

Nine Foot Ceilings on 1<sup>st</sup> Floor

Vaulted Ceilings (some models)

Great Room with Ceiling Fan

Kitchen with Built-in-Microwave, Dishwasher, Self-Cleaning Range, Garbage Disposal & Breakfast Bar

Dining Room/Office

Master Bedroom with Ceiling Fan & Walk-in Closet

Master Bath with Double Vanity, 5' Shower & Whirlpool Tub

Insulated Garage Door, Opener with 2 controls

2 Separate Heating & Cooling Systems for Energy Efficiency

Gas Heat/Water Heater

One Year Builders Warranty

Conveniently Located to UT Hospital, University of Tennessee, Downtown & McGhee Tyson Airport

## SEVERAL UPGRADES/OPTIONS AVAILABLE

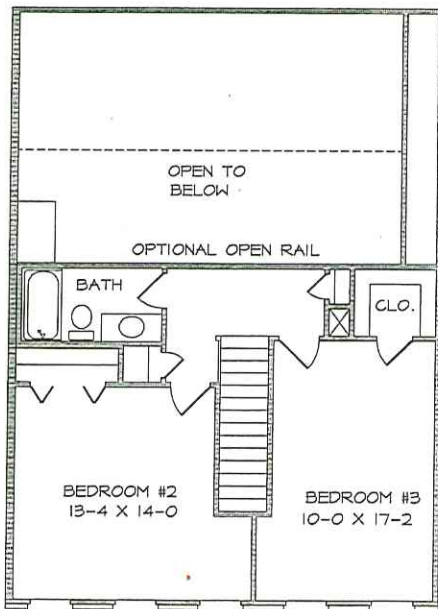
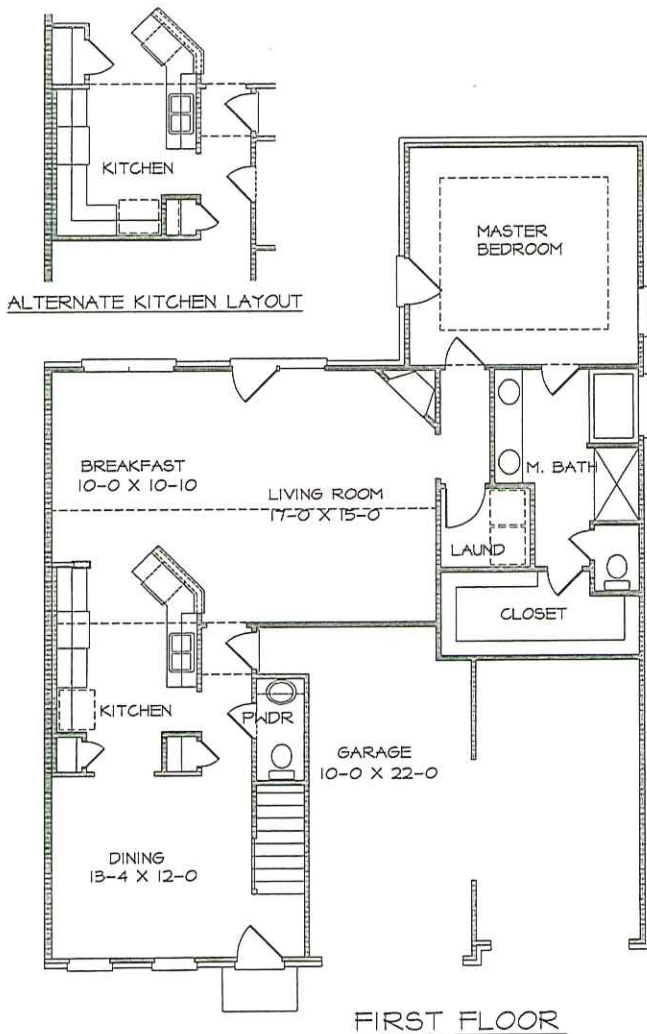
(including Gas Fireplaces & Bay Windows)

**Base Sales Price \$226,500.00**



**The Doyle Webb Team**

**(865) 688-3232**



2008 SQ. FT.

R.W. GRAF CONSTRUCTION  
WOODSON TRAIL DEVELOPMENT