



The Embassy III

A spacious comfortable two story home



Mid 300's + lot

abt 2,950 SF

5 BR / 3.5 Baths

Embassy III Two Story

Style, elegance and convenience. A two story that just feels like home. It comes with everything standard. There is even a bedroom or office with a full bathroom on the first floor.

Exceptional Standard Features

- Lighted tray master bedroom ceiling
- Composite deck with stairs
- Lower level granite full walk behind bar with glass front cabinets, dishwasher and microwave
- 8 foot interior doors on the main level
- 12 ft ceilings main level 10 ft lower level
- Custom chest of drawers in master closet
- Stamped and stained back patio
- Includes lot in Belle Meade Reserve
- Built by high quality, custom builder

Exterior Standard Features:

- Stucco and stone front, hardboard side & rear
- 8 foot double entry mahogany main door
- Mahogany exterior doors
- Low E gas filled, insulated windows
- 50 year composition roof
- Sprinkler system & custom landscaping
- Insulated garage

Interior Standard Features:

Kitchen & Bath Features

- Granite tops in kitchen and baths
- Gas cook top & wooden range vent
- Raised panel & glass front cabinets with self closing drawers

Flooring

- Hardwood in main areas, carpet in bedrooms
- Tile in all baths, laundry, bar and wet areas
- Commercial grade stair carpeting
- 8 pound 1/2 inch carpet pad throughout

There's More

- Stained wood built-ins on fireplace wall
- Oil rubbed bronze fixtures throughout
- Wrought Iron spindles & upgraded interior trim
- Ceiling fans in all bedrooms
- Granite folding table in laundry room
- Security & 2 zone sound system
- whole house humidifier

Insulation & Energy

- Net and Blow insulation in walls
- R-49 attic insulation
- HERS energy rating of 74

