



CARDINAL LANDING

COMMUNITY SALES INFO

Located on Bakertown Road near Ball Camp Pike, Cardinal Landing features our Lily townhome plan in both 2- and 3-bedroom, 2.5-bath layouts. These modern exteriors blend textured masonry, vertical siding, and clean gabled rooflines for a fresh, inviting look. Nestled in scenic, wooded surroundings with easy access to the Schaad Road extension, this Karns community delivers both natural charm and everyday convenience.

1 Floor Plan | 38 Homesites | Homes from low \$300s | 1,479 SF

GPS Address: 3302 Bakertown Rd, Knoxville, TN 37931



LINDA ELLIOTT
Community Sales Manager

📞 256-509-0091

✉ linda.elliott@turnerhomes.com

DISCLAIMER FOR COMMUNITY PLAT

Plat is an artist rendering and not necessarily to scale. Elements such as landscaping, amenities, dimensions, express or implied, are approximate and subject to change without notice or obligation. Turner Homes reserves the right to make changes without notice or obligation.





DISCOVER THE KARNS COMMUNITY

Schools: Ball Camp Elementary, Karns Middle, Hardin Valley Academy

Recreation: visit area parks like Karns Community, Plumb Creek, and Victor Ashe

Shopping: explore retail, entertainment, and dining at Creekside Shopping Center

Grocery: shop local produce, baked goods, and more at Karns Market

Dining: enjoy local fare like Southern comfort food, BBQ, and more

LOCAL DESTINATIONS

Turkey Creek in Farragut: big-name retailers, boutique shops, and entertainment

Downtown Knoxville: vibrant nightlife, dining, and attractions

Lenoir City: lake access, marinas, fishing, and recreation

Maryville: charming downtown, airport, and access to the Smoky Mountains

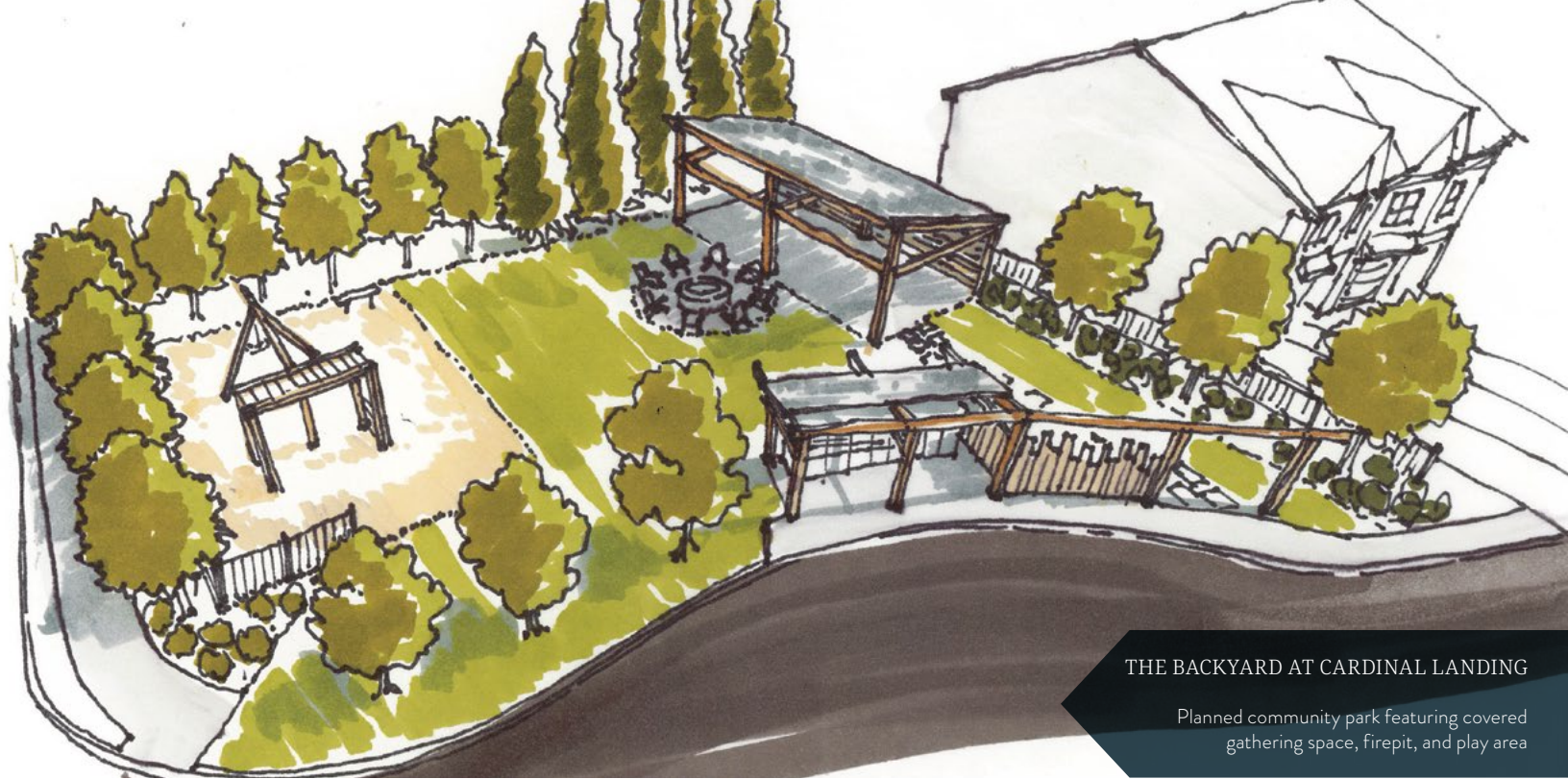
Great Smoky Mountains: hiking, camping, and breathtaking landscapes to explore



DISCLAIMER FOR AREA MAP

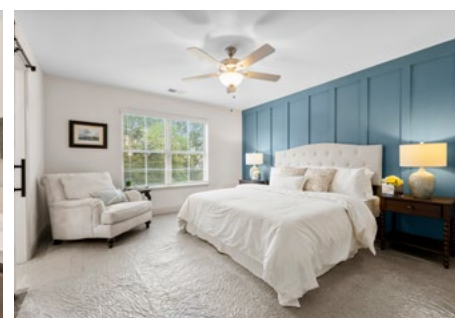
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THE BACKYARD AT CARDINAL LANDING

Planned community park featuring covered gathering space, firepit, and play area



THE TURNER STANDARD | *TOWNHOME COLLECTION*

THE TOWNHOME COLLECTION pairs easy living with elevated standards and available upgrades:

Brick accented Hardie fiber-cement exteriors • 2 & 3 bedroom plans • Dual primary suite available
Granite counters • Kichler & Progress lighting • Delta plumbing fixtures • Stained cabinets
RevWood waterproof laminate flooring • Sherwin-Williams paint • Stainless steel appliances •
Goodman HVAC • Mohawk carpet, 8lb pad • 1-year home warranty • Front lawn maintained by HOA

AVAILABLE: Quartz counters • Refrigerator • Blinds • Black plumbing fixtures & hardware

DISCLAIMER FOR FEATURES AND OPTIONS

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THE TURNER STANDARD

INCLUDED FEATURES

APPLIANCES

- 30" over range microwave/hood combination, stainless
- Built-in dishwasher, stainless
- Electric, self-cleaning, freestanding range, stainless

BATHROOMS

- 36" vanities with stained cabinets
- Level 1 granite countertops
- Delta 4" center-set bath fixtures
- Comfort height toilets with elongated bowls
- Prefab tub/shower in guest baths, shower insert in primary
- Framed mirrors over vanities

ELECTRICAL

- Kichler & Progress interior & exterior lighting packages
- Dual jacks (cable/internet): living room, primary suite, loft
- 2 waterproof receptacles: front porch and rear of home
- 2 ceiling fans: living room and primary bedroom; fan boxes with dedicated switch in guest bedrooms

FLOORING

- Mohawk RevWood laminate: main living area, wet areas
- Carpet with 8 lb. pad: upstairs, bedrooms, closets, & stairs

FOUNDATION & EXTERIOR

- Vinyl siding
- Ceiling heights: 9'0" main floor; 8'0" 2nd floor
- 30-year dimensional roof shingles
- 6" gutters
- 50 gallon electric water heater
- 2 weatherproof hose bibs
- Address plaque
- Landscaping & sod in front and side yard, seed & straw in back yard

HVAC

- Programmable thermostats
- Central heat & air

INSULATION

- Walls: paperback vapor barrier
- Attic: batt & blown (flat areas)
- Exposed water heater pipes – wrapped
- Spray foam insulation around all exterior penetrations

INTERIOR TRIM & HARDWARE

- 5 1/4" baseboards throughout with shoe mold, painted
- 2 1/4" door casing, painted
- Exterior doors: single cylinder handle lock & deadbolt sets
- Interior doors: lever handle sets, satin nickel
- Privacy lock sets on all bedroom and bathroom doors
- Passage sets on all other doors
- Super-slide white wire shelving in closets & laundry room

KITCHEN

- Shaker style doors & slab drawers, stained
- 36" & 42" staggered height upper cabinets, crown molding
- Level 1 granite countertops with eased edge, 4" splash
- Delta faucet with pull down sprayer, stainless
- Undermount stainless steel sink with 1/3 HP disposal

PAINT & WALL FINISH

- Interior & garage walls: flat finish
- Interior trim & doors: semi-gloss finish

WINDOWS, DOORS, & GARAGE DOOR

- Vinyl single-hung, tilt-in windows
- Screens on operating sashes
- Solid-core 8'0" door from house to garage
- Hollow-core interior doors: 6'8"
- Fiberglass 8'0" front door with glass, painted
- Insulated garage door, 2 remote controls

HOMEOWNER'S ASSOCIATION & CUSTOMER SATISFACTION

- One-year Turner Homes builder's limited warranty on components and materials
- 2 month & 11 month warranty work schedule
- Material and appliance care instructions provided
- HOA: \$160/month, managed by Ghertner & Co. Transfer and association fees apply at closing. See Community Sales Manager for details.

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TURNER STYLE STUDIO

DESIGN YOUR HOME



Your future home should feel like you—and now you can start shaping it before you ever pick up the keys. Turner Style Studio makes it easy (and fun!) to explore options, visualize possibilities, and make confident decisions from wherever you are. From location to layout to look, every choice brings you closer to home.

Selections shown in Turner Style Studio are a sample of our full offerings and may vary. Availability and pricing is subject to change.

1

CHOOSE WHERE YOU'LL LIVE

Browse current homesite availability within your preferred community and see where your future home could be built. Whether you're dreaming of extra privacy, a corner lot, or walkable convenience, the right spot makes all the difference. You can choose

from under construction homesites for a faster move-in, or an available homesite to build your favorite home plan.

Maps are updated frequently to reflect the most accurate homesite and plan availability and construction status.

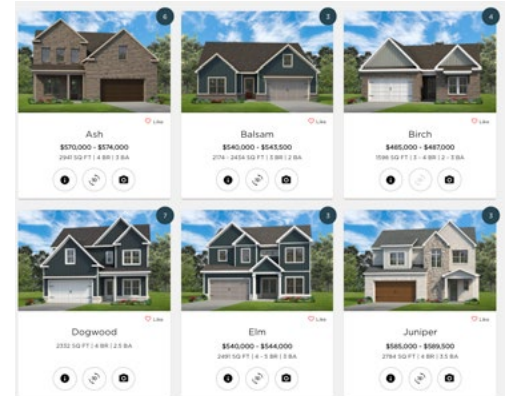


2

CHOOSE HOW YOU'LL LIVE

Explore our thoughtfully designed floor plans, created for everyday living, entertaining, and everything in between. Save your favorites, compare layouts, and find the one that feels like home. Choose from multiple elevations to ensure your home reflects your style both inside and out.

Home plan availability can vary across homesites; available homesites show home plans that are buildable upon that homesite.



3

BRING YOUR VISION TO LIFE

Starting with the interior layout, personalize your home to see how available features change your home layout and pricing. Next, design the exterior of your home, choosing from curated exterior materials and color palettes designed to look great today—and for years to come.

Save your design, share it with family or friends, and picture pulling into the driveway for the very first time.

Actual materials and colors may vary and are subject to availability. Pricing for interior upgrades are base and subject to final design selections.



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THE LILY

2 BED - 2.5 BATH
1,463 SQUARE FOOT*

MAIN FLOOR: 618 SF
SECOND FLOOR: 845 SF

EXPLORE OUR INTERACTIVE HOME DESIGN TOOL TO SEE
AVAILABLE PLAN CHANGES AND UPGRADES



DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

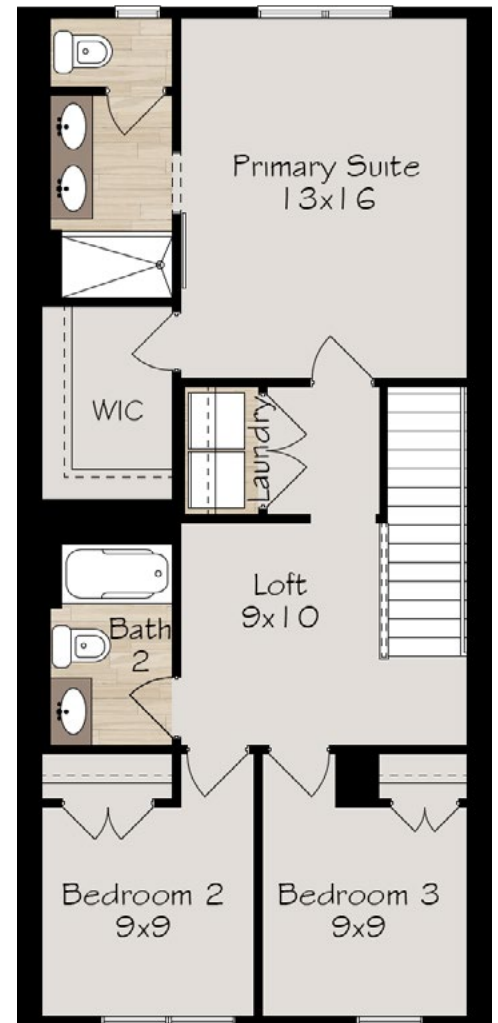
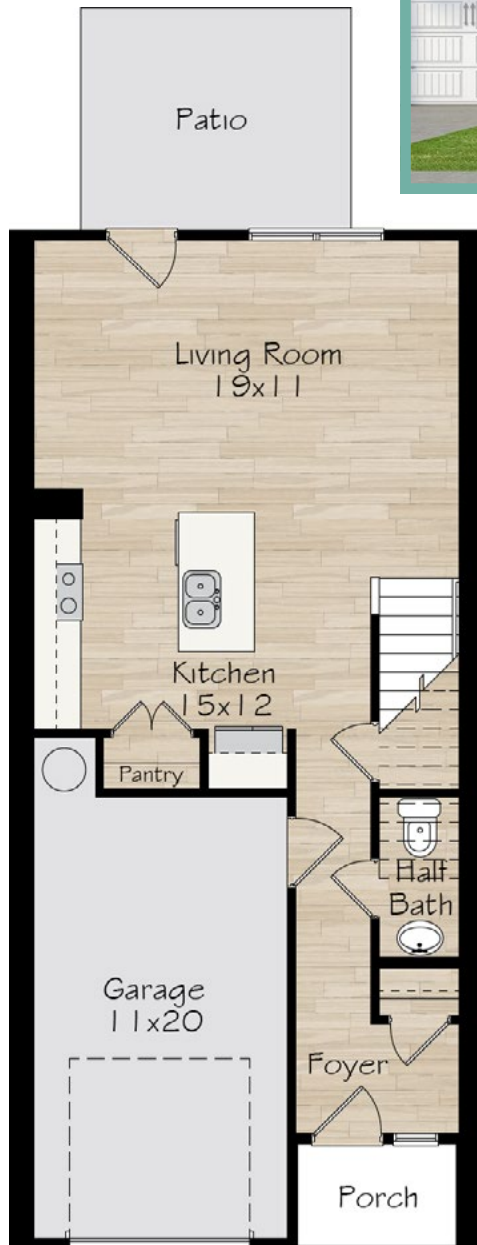
*Denotes base square footage. All square footage & dimensions are approximate and subject to change with plan changes. All elevations & floor plans are artistic representations and do not always reflect standard materials or styles. Builder reserves the right to make substitutions, change prices, products, & specifications without notice or obligation.

THE LILY

3 BED - 2.5 BATH
1,463 SQUARE FOOT*

MAIN FLOOR: 618 SF
SECOND FLOOR: 845 SF

EXPLORE OUR INTERACTIVE HOME DESIGN TOOL TO SEE
AVAILABLE PLAN CHANGES AND UPGRADES



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Ready to make your move?

Start by getting pre-qualified with our trusted lending partner, Home Front Mortgage, and unlock flexible financing options designed to fit your life.

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