



FARMSTEAD




TURNER
HOMES

FARMSTEAD

COMMUNITY SALES INFO

If you're looking for space to roam, Farmstead is perfect for you and your family. Homesites sit on one-third to more than half an acre. Designed with care, each home features elevated finishes and main-level living. Located in beautiful Loudon County, Farmstead is 10 minutes from both Farragut and Lenoir City.

8 Floor Plans | 87 Homesites | Homes from \$500K | 1,598 to 3,122 SF

GPS Address: 3484 Beals Chapel Rd, Lenoir City, TN 37772



KERRY KENNEDY

Community Sales Manager

📞 865-228-2261

✉️ kerry.kennedy@turnerhomes.com

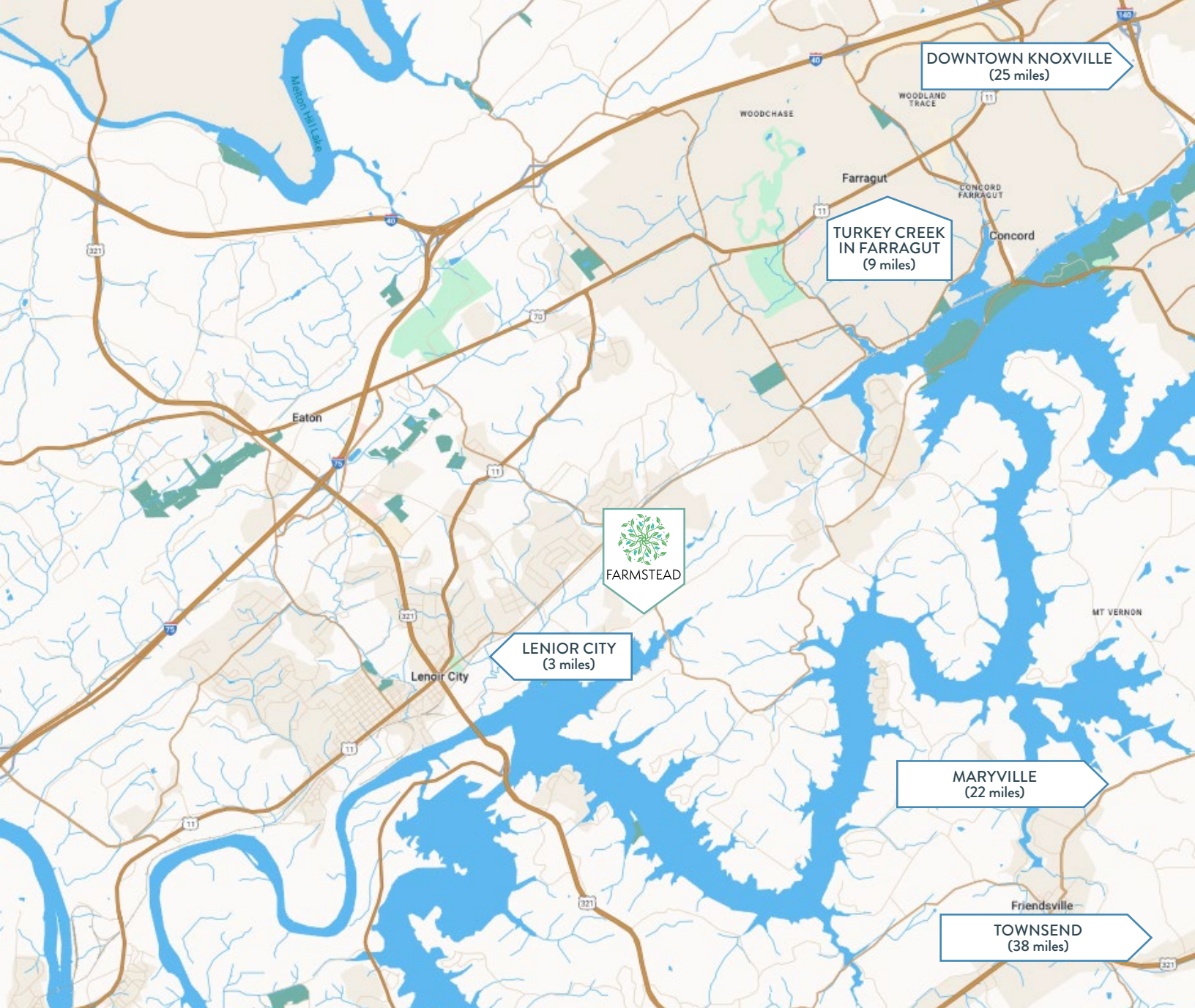


FARMSTEAD

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.





DISCOVER THE LOUDON COMMUNITY

Schools: Highland Park Elementary School, North Middle School, & Loudon High School

Recreation: Farmstead is steps away from Ft. Loudon & Tellico lakes, as well as many golf courses and parks

Shopping: explore retail and entertainment in Turkey Creek, or shop at your choice of grocery stores within 5 miles

Dining: enjoy a mix of local flavors and familiar favorites, including casual Southern comfort food, BBQ, and more

LOCAL DESTINATIONS

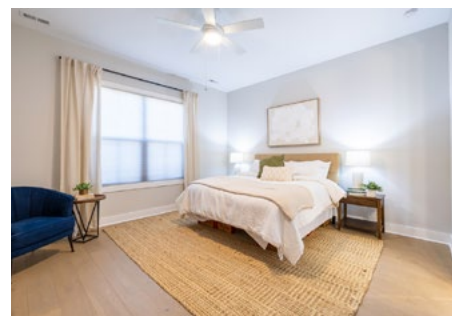
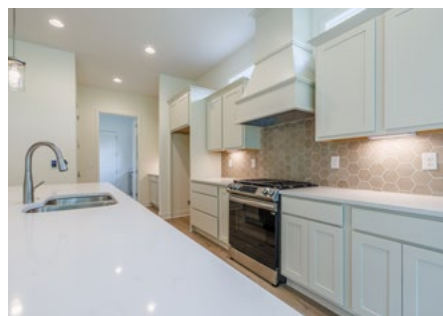
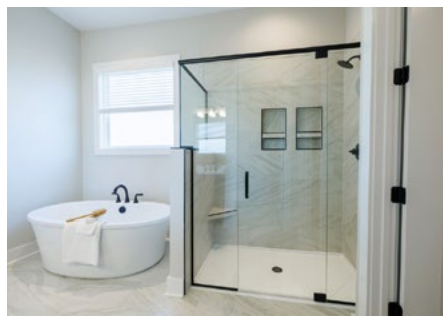
Lenoir City: lake access, marinas, fishing, recreation, historic downtown

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

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

Downtown Knoxville: vibrant nightlife, dining, and attractions

Townsend: hike, camp, and enjoy the Great Smoky Mountains like a local



THE TURNER STANDARD | *SUMMIT COLLECTION*

THE SUMMIT COLLECTION features our highest level of standard finishes and available upgrades:

Modern, open floor plans • Main-level living • Curated home design & finishes by professional interior design team
 Tile wet areas • RevWood laminate floor • Mohawk carpet, 8lb pad • Kichler lighting • Delta plumbing • Granite counters
 Soft-close cabinets • Primary suite shower with tile walls and glass door • Trane HVAC • Sherwin-Williams paint
 Brick & Hardie fiber-cement exterior • Painted front door, 8'0" • Navien tankless water heater with recirculating pump
 High ceilings: 10' on main level, 9' on second level • Tall interior doors on main level, 8'0" • Gas fireplace in living room

AVAILABLE: Third car garage • Spray foam insulation • Quartz counters • Gas appliances • Covered patio



FARMSTEAD

DISCLAIMER FOR FEATURES AND OPTIONS

All building materials, finishes, features, and options are subject to availability and may change. Any substitutions will be the equivalent of the original materials. Turner Homes reserves the right to make substitutions and change prices, products, or specifications without notice or obligation.



SPECIAL FEATURES & INCLUDED OPTIONS

APPLIANCES

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

BATHROOMS

- 36" vanities, shaker style soft close cabinets, painted or stained
- Granite countertops, eased edge, level 1
- Oval undermount sink bowl
- Framed mirrors
- Delta bath fixtures, chrome
- Widespread faucet in primary bath, centerset in guest baths
- Comfort height toilets with elongated bowls
- Prefab tub/shower inserts in guest baths
- Primary bath: zero entry prefab shower pan floor, tile walls, semi-frameless shower door

ELECTRICAL

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

FLOORING

- Mohawk RevWood or engineered hardwood: main living area
- Carpet with 8 lb. pad: upstairs, bedrooms, closets, and stairs
- Tile: full bathrooms & laundry

FOUNDATION & EXTERIOR

- Low maintenance, fiber cement siding, brick watertable
- Ceiling Heights: 10'0" main floor; 9'0" second floor
- 30-year dimensional roof shingles
- 6" gutters
- Navien tankless water heater, recirculation pump and loop
- 2 weatherproof hose bibs
- Address numbers
- 1 gas stub out
- Landscaping & sod in front and side yard, seed & straw in back yard

HVAC

- Programmable thermostats
- Main level: natural gas furnace
- Second level: heat pump

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

- Gas fireplace with painted mantle and tile surround
- 5 1/4" baseboards throughout with quarter round, painted
- 2 1/4" door and window casing, painted
- Exterior doors: single cylinder handle lock & deadbolt sets
- Interior doors: lever handle sets
- Door hardware: black, dark bronze, or satin nickel
- Privacy locks on all bedroom and bathroom doors
- Passage sets on all other doors
- Super-slide white wire shelving in closets & laundry room

KITCHEN

- Shaker style soft close cabinets, paint or stain
- 36" & 42" staggered height upper cabinets, crown molding
- Level 1 granite countertops with eased edge
- Level 1 tile backsplash
- Delta faucet with pull down sprayer, chrome
- 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 tilt-in single-hung and fixed windows
- Screens on operating sashes
- Solid-core 8'0" door from house to garage
- Interior doors: hollow-core 8'0" on main; 6'8" on second
- 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: \$400/year, managed by Ghertner & Co. Transfer and association fees apply at closing. See Community Sales Manager for details.



FARMSTEAD

DISCLAIMER FOR FEATURES AND OPTIONS

All building materials, finishes, features, and options are subject to availability and may change. Any substitutions will be the equivalent of the original materials. Turner Homes reserves the right to make substitutions and change prices, products, or specifications without notice or obligation.



FARMSTEAD

BASE PRICING INFO

PLAN	DETAILS	BASE PRICE
Acacia	2,913 SF - 5 bed - 3.5 bath	\$656,000
Ash	2,941 SF - 4 bed - 3 bath	\$619,500
Balsam	2,174 SF - 3 bed - 2 bath	\$588,000
Bradford	1,813 SF - 3 bed - 2 bath	\$577,500
Cedar	2,773 SF - 3 bed - 3 bath	\$688,000
Magnolia	3,122 SF - 4 bed - 3 bath	\$682,500
Willow	2,659 SF - 3 bed - 2.5 bath	\$600,000



FARMSTEAD

DISCLAIMER FOR BASE PRICE INFORMATION

Approximate base price and square footage shown. All square footage and dimensions are approximate and subject to change with some plan changes and upgrades. Base prices do not reflect homesite premiums, options, upgrades, or changes. All pricing is subject to change with no notice or obligation.



PERSONALIZATION

PRICING GUIDE

UNIVERSAL UPGRADES (NON-PLAN SPECIFIC)

MAIN STRUCTURAL CHANGES

- Third Car Garage* \$47,500-\$55,000
- Garage Bump Out* \$12,250
- Covered Patio*† \$15,000-\$22,000
- Extended Covered Patio*† \$24,000-\$38,000

LANDSCAPING UPGRADES

- Sod in Backyard** \$4,250-\$25,000
- Irrigation in Front & Side Yards** \$11,250-\$13,000
- Irrigation in Backyard (up to 2500 sf) \$3,500
- Black Aluminum Fencing per linear foot \$48
- Wooden Horizontal Fencing per linear foot \$40

GE APPLIANCE UPGRADES

- Electric & Gas Ranges Slide-In or Freestanding \$300-\$600
- Wall Oven & Cooktop Gas/Induction Cooktop, Electric Oven \$3,450-\$4,000
- 6 Refrigerator Options Standard or Counter Depth \$1,525-\$2,875
- 6 Hood Vent Options Cafe Line, Stainless, or Cabinet Style \$1,100-\$3,950
- Cafe Line Appliances Stainless, Matte Black, or Matte White \$4,525-\$21,000

FIREPLACE UPGRADES

- Multiple Fireplace Style Choices \$0-\$18,000
 - Brick Styles: Painted or Non-Painted
 - Stone Styles
 - Modern Bevel Mantel Style
 - Craftsman Style
 - Wood-Burning

INTERIOR LIGHTING UPGRADES

- Over 100 Lighting Styles Satin Nickel, Matte Black, Bronze^ per light, up to \$1,350

ELECTRICAL UPGRADES

- Under Cabinet Lighting \$1,125-\$6,275
- Additional Disc Light \$200
- Additional Switches/Outlets Types Vary \$100-\$1,000
- Rocker or Dimmer Style Switches \$500-\$750
- EV Charging Outlet \$1,000

FRAMED MIRROR UPGRADES

- Rectangular Style Brushed Nickel, Matte Black, Gold up to \$200
- LED Mirrors in Primary Bath \$1,000

SHOWER DOOR UPGRADES

- Frameless or Slider Door Satin Nickel, Matte Black, Bronze^ up to \$2,000

PLUMBING FIXTURE UPGRADES

- Delta Kitchen Faucets 5 Styles; Stainless, Matte Black, Bronze^ up to \$1,250
 - Touch Technology Available
- Farmhouse Kitchen Sink, 2 Styles up to \$1,250
- Kohler Cairn Kitchen Sink, 3 Styles up to \$1,250
- Delta Bath Faucets 5 Styles; Stainless, Matte Black, Bronze^ \$400-\$3,300

CABINET UPGRADES

- Above Washer/Dryer Cabinets & Counters up to \$15,000
- Cabinet Hardware, 9 Options from \$875
- 2 Colors, Full Overlay up to \$14,000

STAIRS FLOORING UPGRADES

- Wood Stair Treads & Iron Balusters \$4,425

*Availability Based on Homesite Layout

†With or Without Screen

^List of Finishes Is Not Exhaustive

**Price Determined by Homesite Size



08.11.26



FARMSTEAD

DISCLAIMER FOR BASE PRICE INFORMATION

Approximate base price and square footage shown. All square footage and dimensions are approximate and subject to change with some plan changes and upgrades. Base prices do not reflect homesite premiums, options, upgrades, or changes. All pricing is subject to change with no notice or obligation.



PERSONALIZATION

PRICING GUIDE

PLAN SPECIFIC UPGRADES

PLAN-SPECIFIC STRUCTURAL CHANGES

- **Balsam:** Finish Bonus Room \$15,000
- **Cedar:** Add 2 Bedrooms \$25,000
- **Willow:** Add Bonus Room Closet \$1,500
- **Spruce:** Add Bed & Bath or Bath Only \$11,500-\$22,500

KITCHEN & BATH COUNTERTOP UPGRADES

- Granite, Levels 2-3
 - Plan Under 2,500 SF up to \$6,500
 - Plan Over 2,500 SF up to \$8,500
- Quartz, Levels 1-5
 - Plan Under 2,500 SF up to \$6,500
 - Plan Over 2,500 SF up to \$8,500

CARPET FLOORING UPGRADES

- Mowhawk 5 Lines & Multiple Colors
 - Plan Under 2,500 SF up to \$1,400
 - Plan Over 2,500 SF up to \$1,900

WOOD FLOORING UPGRADES

- Revwood 4 Styles & Multiple Colors
 - Plan Under 2,500 SF up to \$10,000
 - Plan Over 2,500 SF up to \$14,500
- Engineered Hardwood 4 Styles & Multiple Colors
 - Plan Under 2,500 SF up to \$15,000
 - Plan Over 2,500 SF up to \$20,000

TILE UPGRADES

- Primary Shower Walls
 - Plan Under 2,500 SF up to \$2,675
 - Plan Over 2,500 SF up to \$3,000
- Primary Shower Floor \$1,250-\$2,000
- Guest Bath Shower Walls \$2,100-\$4,200
- Wet Space Flooring (Baths, Laundry)
 - Plan Under 2,500 SF up to \$4,500
 - Plan Over 2,500 SF up to \$10,000
- Kitchen Backsplash
 - Plan Under 2,500 SF \$0-\$2,000
 - Plan Over 2,500 SF \$0-\$2,500

Plans Under 2,500 SF: Balsam, Bradford, Spruce | Plans Over 2,500 SF: Acacia, Ash, Cedar, Magnolia, Willow



08.11.26



FARMSTEAD

DISCLAIMER FOR BASE PRICE INFORMATION

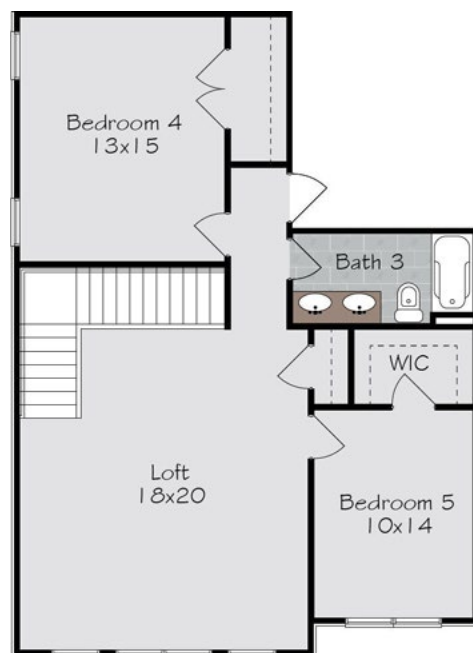
Approximate base price and square footage shown. All square footage and dimensions are approximate and subject to change with some plan changes and upgrades. Base prices do not reflect homesite premiums, options, upgrades, or changes. All pricing is subject to change with no notice or obligation.



THE ACACIA

5 BED - 3.5 BATH
2,913 SQUARE FOOT*

MAIN FLOOR: 2,000 SF
SECOND FLOOR: 913 SF



FARMSTEAD

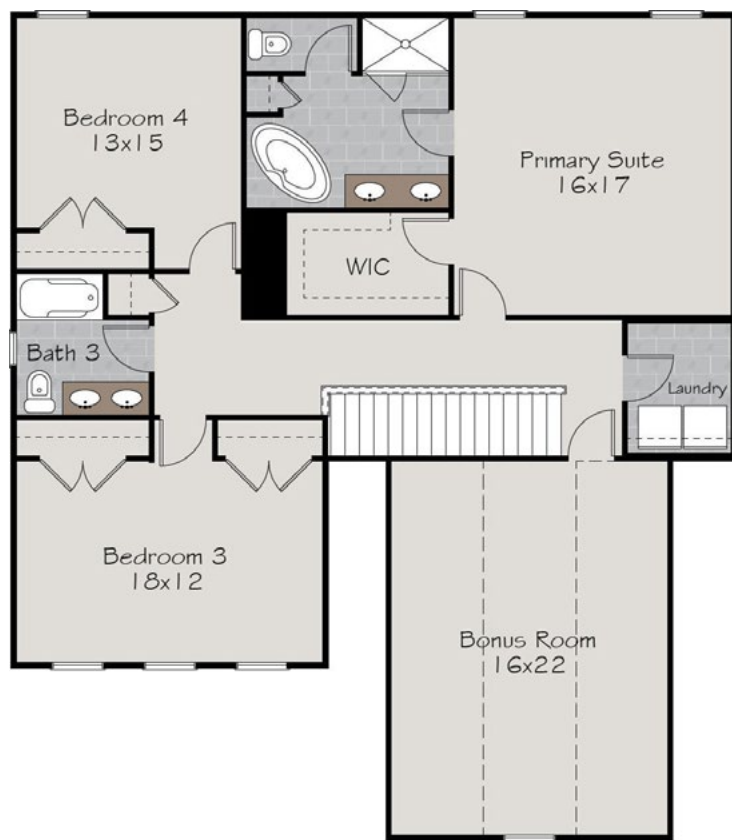
DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

*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 ASH

4 BED - 3 BATH
2,941 SQUARE FOOT*

MAIN FLOOR: 1,312 SF
SECOND FLOOR: 1,629 SF



FARMSTEAD

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 BALSAM

3 BED - 2 BATH
2,174 SQUARE FOOT*



FARMSTEAD

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 BRADFORD

3 BED - 2 BATH
1,813 SQUARE FOOT*



FARMSTEAD

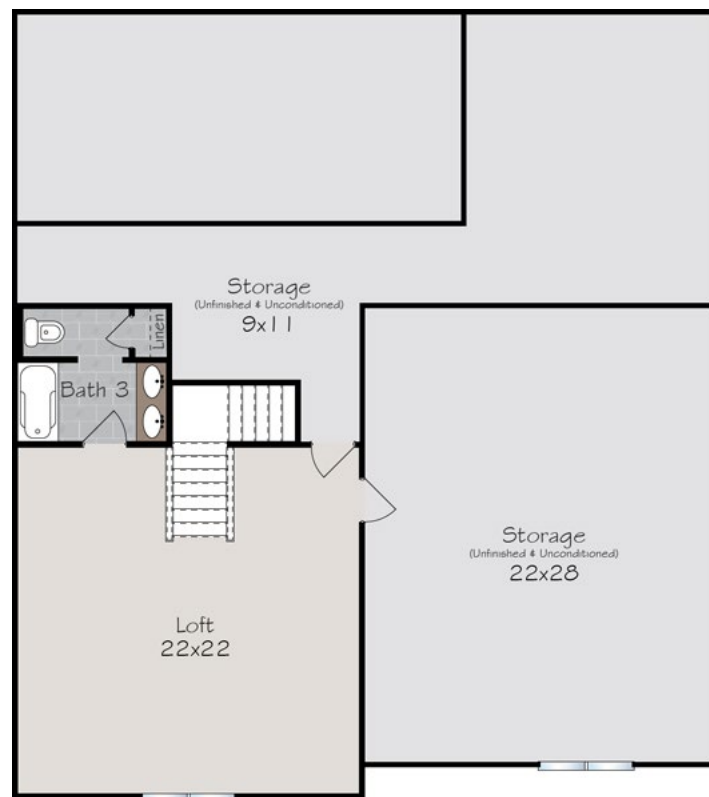
DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

*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 CEDAR

3 BED - 3 BATH
2,773 SQUARE FOOT*

MAIN FLOOR: 2,183 SF
SECOND FLOOR: 590 SF



FARMSTEAD

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 MAGNOLIA

4 BED - 3 BATH
3,122 SQUARE FOOT*

MAIN FLOOR: 2,326 SF
SECOND FLOOR: 796 SF



FARMSTEAD

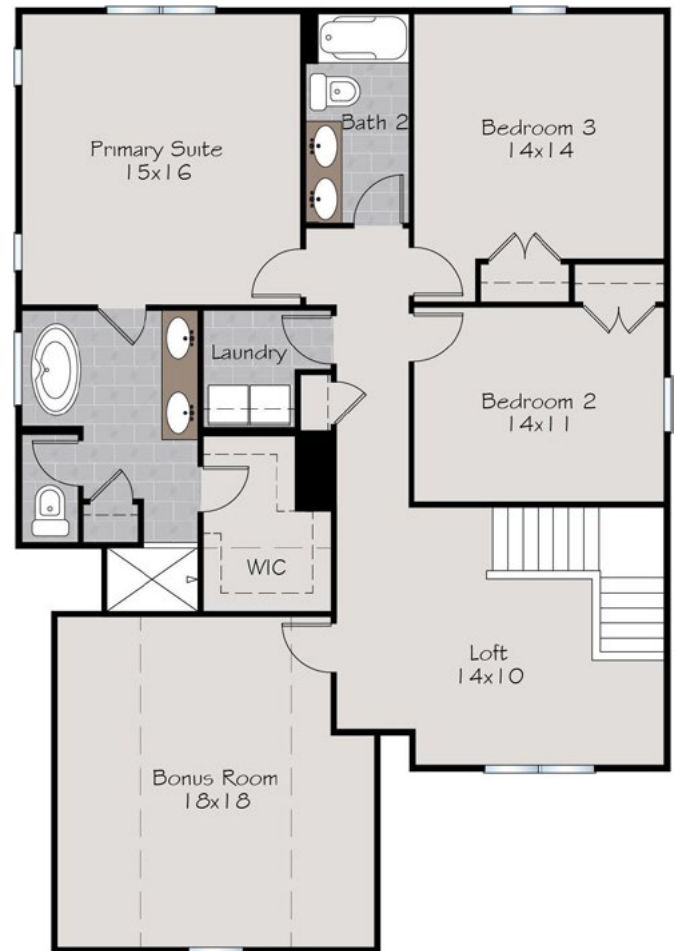
DISCLAIMER FOR ALL ELEVATIONS & FLOOR PLANS

*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 WILLOW

3 BED - 2.5 BATH
2,659 SQUARE FOOT*

MAIN FLOOR: 1,060 SF
SECOND FLOOR: 1,599 SF



FARMSTEAD

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.

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.**

Home Front Mortgage | NMLS# 2679244 | turnerhomes@homefrontloans.com | 800.707.8845

Woody Creek Realty | License# 262124 | info@woodycreekrealty.com | 865.299.5199



Turner Companies connects development, construction, real estate, financing, and closing services to give you flexibility, choice, and a more personalized experience at every stage of the homebuying journey.

