



LUNA RIDGE




TURNER
HOMES

LUNA RIDGE

COMMUNITY SALES INFO

Welcome to Luna Ridge—where small-town charm meets modern living. Taking shape just minutes from Lenoir City's vibrant historic downtown, Luna Ridge will feature 42 thoughtfully crafted homes in a peaceful, scenic setting. With easy access to local shops and restaurants, beautiful parks and greenways, top-rated schools and medical centers, Luna Ridge is geared toward a lifestyle of comfort, connection, and convenience.

9 Floor Plans | 42 Homesites | Homes from low \$300s | 1,411 to 2,353 SF

GPS Address: 411 W 8th Ave, Lenoir City, TN 37771



HEIDI MCBRIDE
Community Sales Manager

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✉️ heidi.mcbride@turnerhomes.com

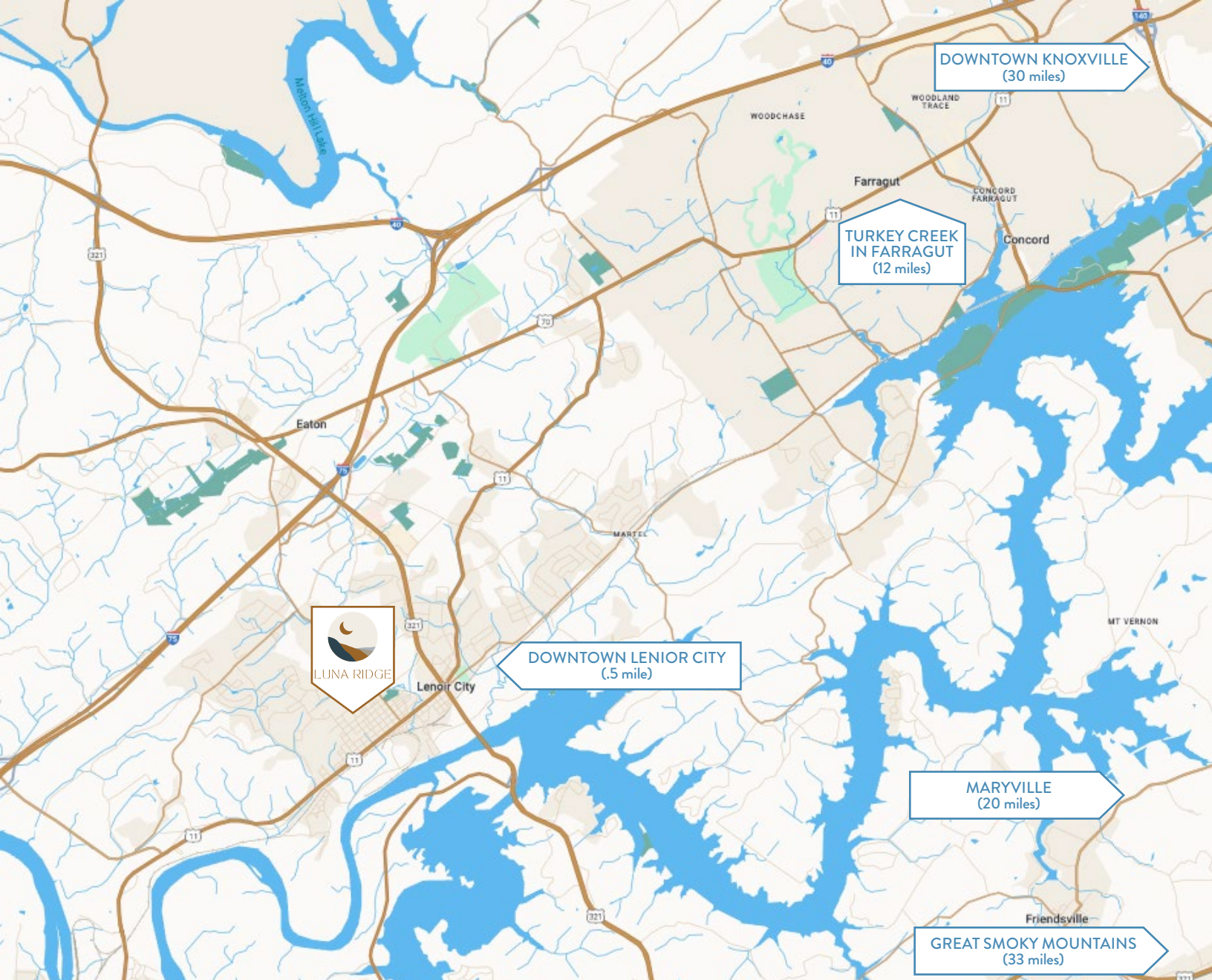
DISCLAIMER FOR COMMUNITY PLAT

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.



LUNA RIDGE





DISCOVER THE LENOIR CITY COMMUNITY

Schools: Lenoir City Schools

Recreation: minutes from parks, trails, and access to “The Lakeway to the Smokies” via Fort Loudon and Tellico lakes

Downtown: historic downtown Lenoir City featuring boutiques, antique shops, and local eateries

Dining: variety of casual and upscale dining offering a range of cuisines

Entertainment: close to shopping, theaters, and outdoor recreation

LOCAL DESTINATIONS

Maryville: historic downtown with boutiques, galleries, and local farmers’ market

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

Downtown Knoxville: vibrant nightlife, dining, and entertainment

Turkey Creek in Farragut: retailers, boutique shops, and entertainment

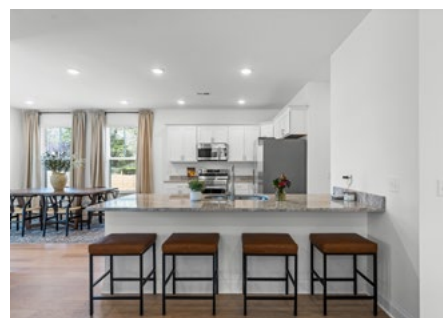
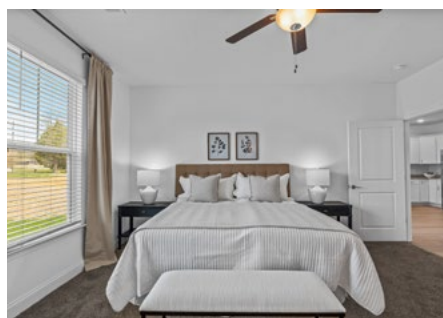
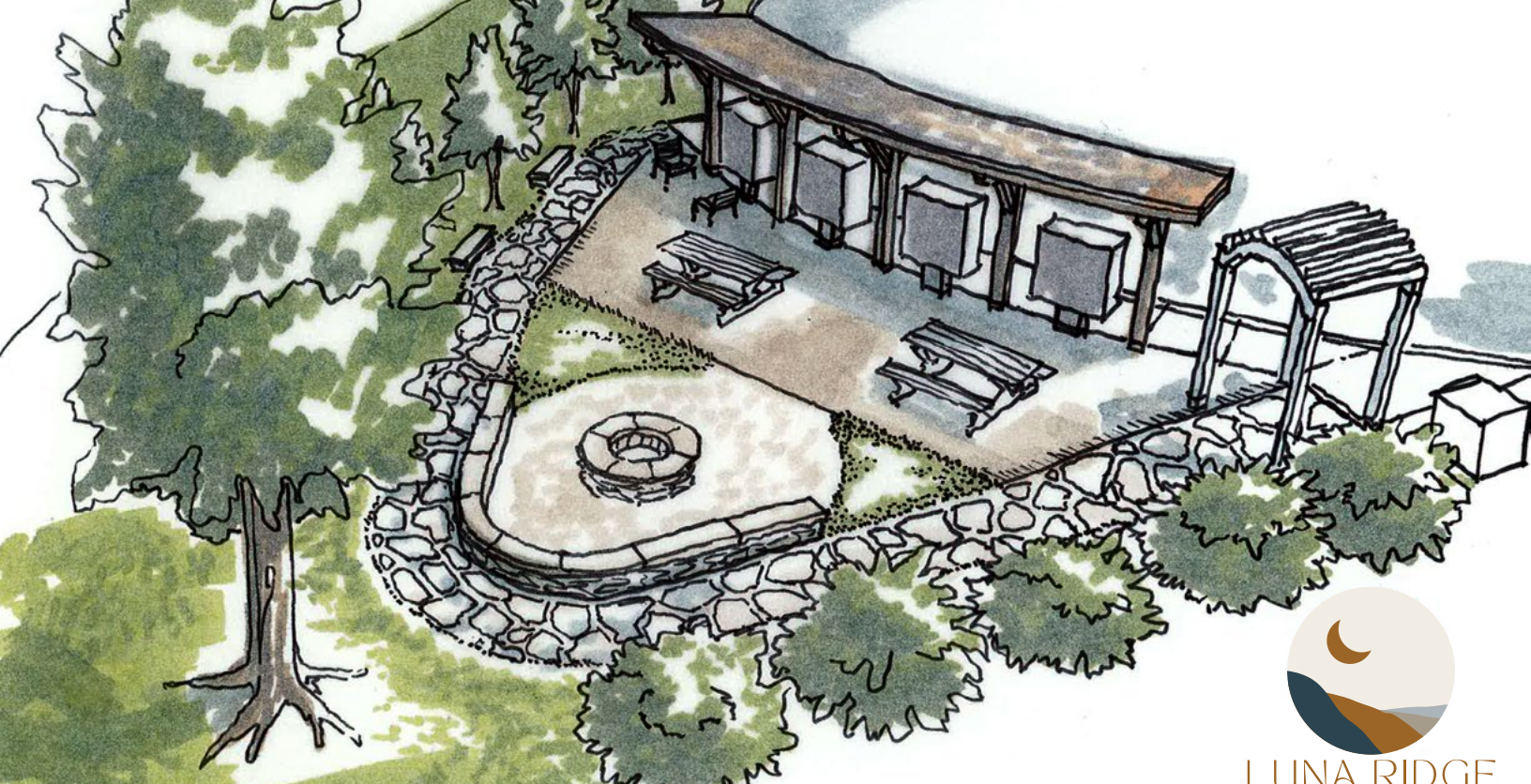
DISCLAIMER FOR AREA MAP

Map is an artist rendering and not necessarily to scale. Any dimensions or locations, express or implied, are approximate and subject to change. Any locations, landmarks, or businesses are current as of time of production.



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THE TURNER STANDARD | *RESERVE COLLECTION*

THE RESERVE COLLECTION highlights flexible living with elevated standards and upgrade options:

Vinyl siding accented with textured masonry • Attached and detached homes • Granite countertops
 Stained cabinets • Stainless steel appliances • Kichler & Progress lighting • Delta plumbing fixtures
 RevWood waterproof laminate flooring • Mohawk carpet, 8lb pad • Sherwin-Williams paint
 Community Park with firepit, picnic tables, and covered mailboxes • 1-year home warranty

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



LUNA RIDGE

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, change prices, products, & 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 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

ELECTRICAL

- Kichler/Progress interior & exterior lighting
- Cable/internet jacks: living room & primary suite
- 2 waterproof receptacles: front porch and rear of home
- 2 ceiling fans: living room & primary bedroom

FLOORING

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

FOUNDATION & EXTERIOR

- Vinyl siding
- Dimensional roof shingles
- 6" metal gutters
- 50 gallon electric water heater
- Weatherproof hose bib
- 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 quarter round, painted
- 2 1/4" door casing, painted
- Exterior doors: single cylinder handle lock & deadbolt sets
- Interior doors: lever handle sets
- Door hardware: satin nickel
- Privacy locks on all bedroom and bathroom doors
- Passage sets on all other doors
- White wire shelving in closets & laundry room

KITCHEN

- Stained cabinets
- Level 1 granite countertops with eased edge, 4" splash
- Delta faucet with pull down sprayer, stainless
- 60/40 stainless steel sink with 1/3 HP waste 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 6'8" door from house to garage
- Interior doors: hollow-core 6'8"
- Fiberglass 8'0" front door, painted
- Insulated garage door

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
- Ghertner & Company HOA Management: common area & townhome landscaping maintenance
 - Monthly Fees: Townhomes \$130, Single Family \$80
 - Transfer and association fees apply at closing. See Community Sales Manager for details.



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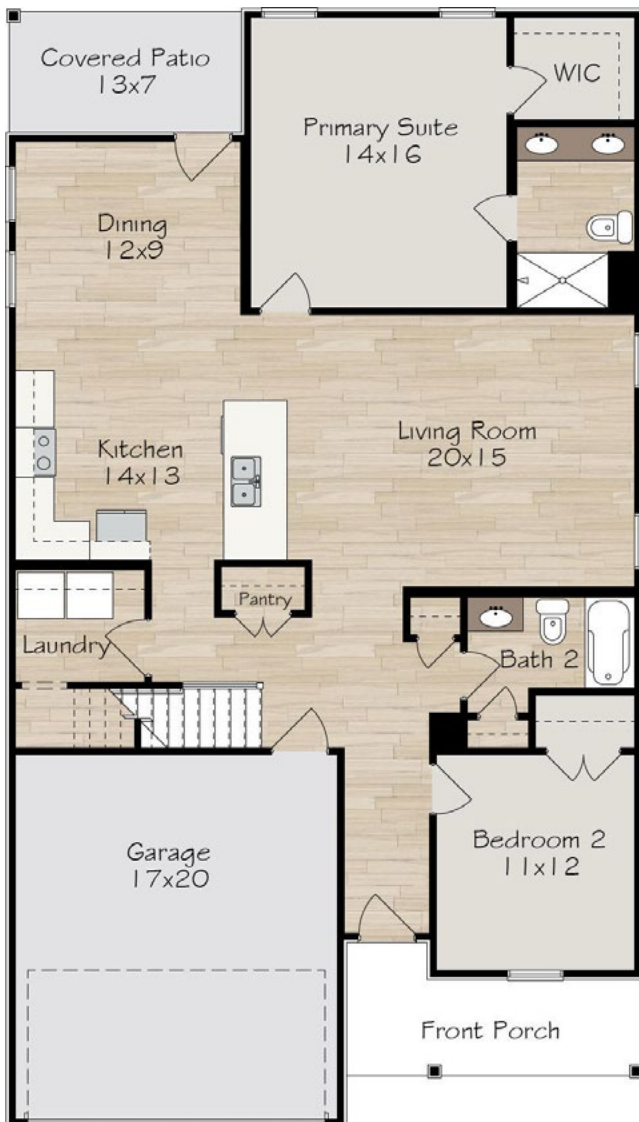


THE DAISY

4 BED - 3 BATH
2,353 SQUARE FOOT*

MAIN FLOOR: 1,461 SF
SECOND FLOOR: 892 SF

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



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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 IRIS

2 BED - 2 BATH
1,411 SQUARE FOOT

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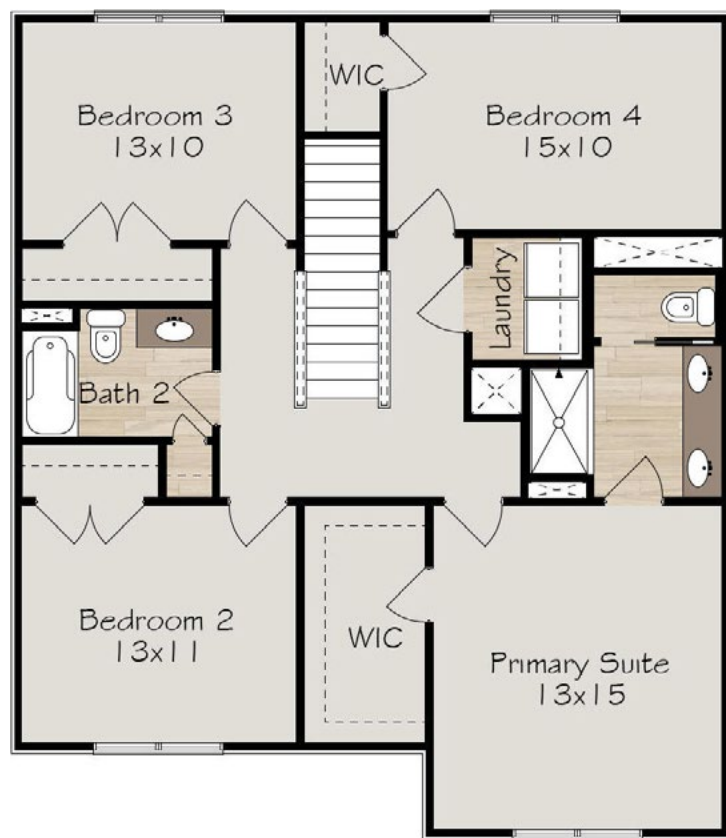
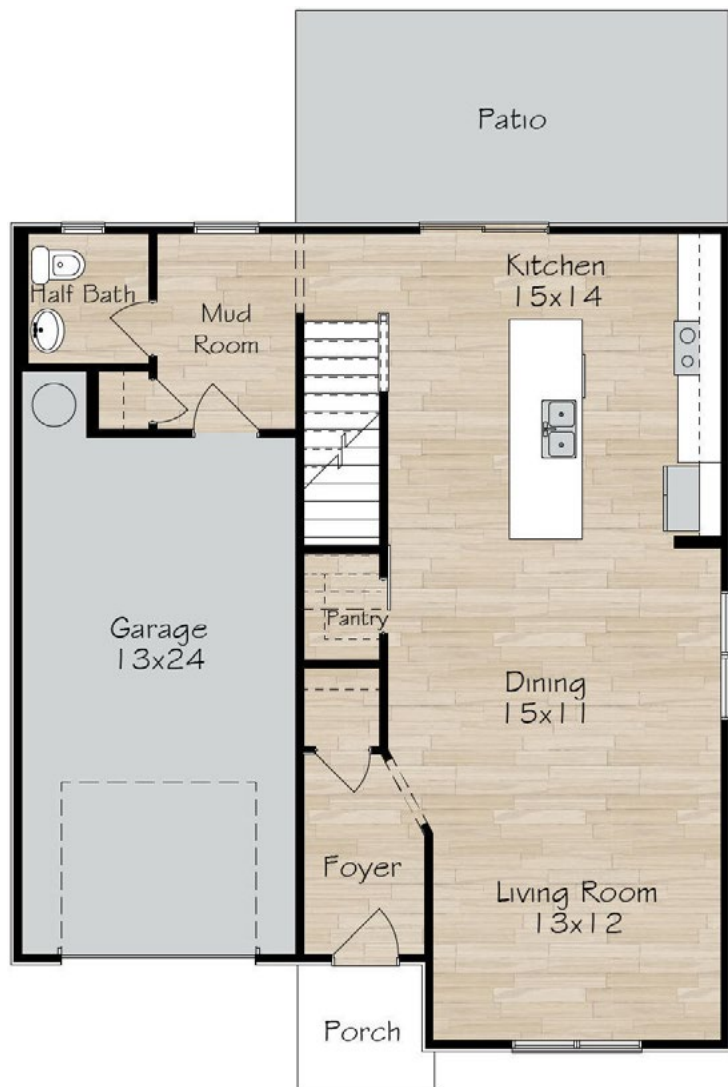
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THE LOTUS

4 BED - 2.5 BATH
1,986 SQUARE FOOT*

MAIN FLOOR: 851 SF
SECOND FLOOR: 1,135 SF

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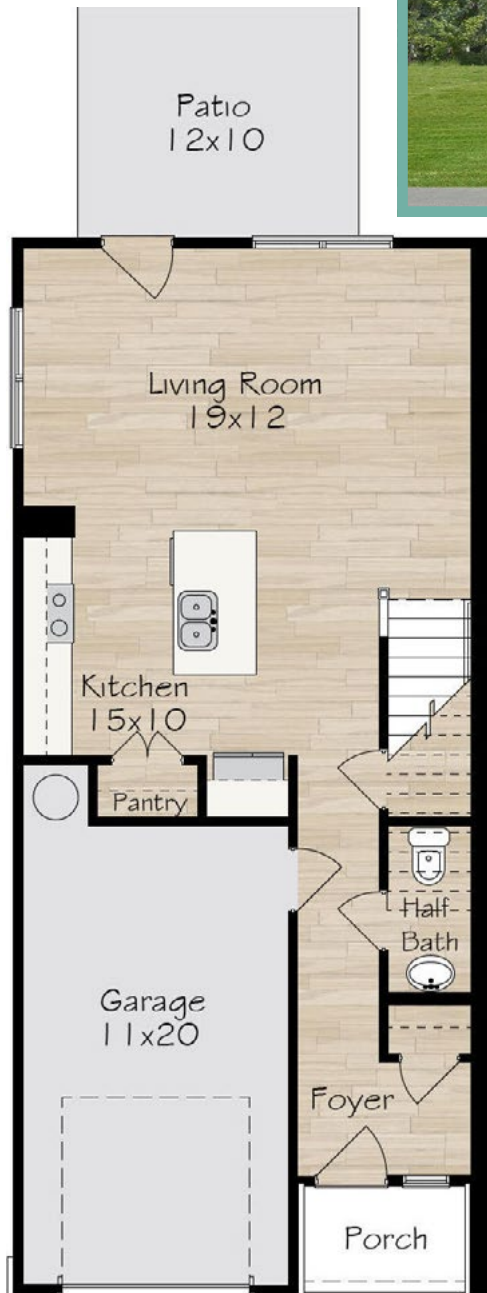
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THE LILY

3 BED - 2.5 BATH
1,463 SQUARE FOOT*

MAIN FLOOR: 851 SF
SECOND FLOOR: 1,135 SF

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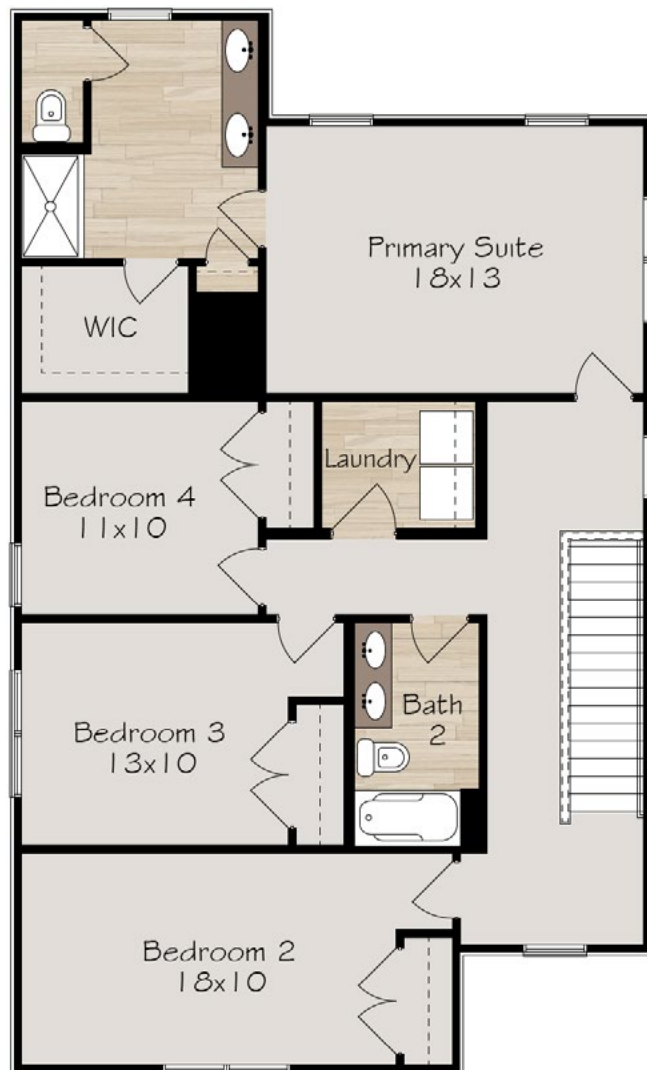
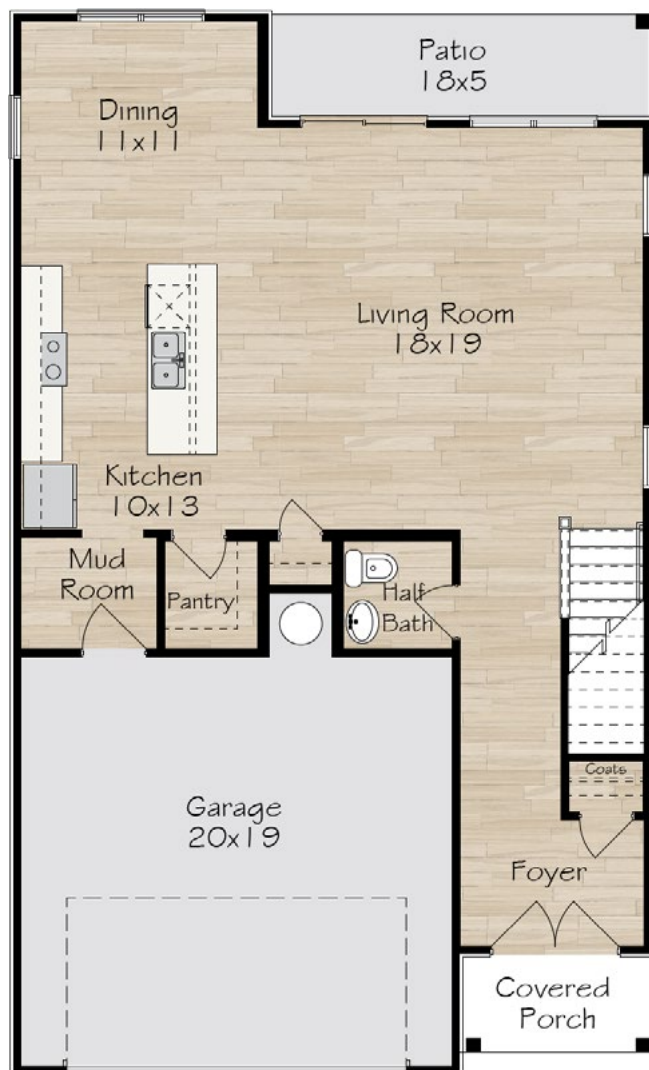
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THE POPPY

4 BED - 2.5 BATH
2,240 SQUARE FOOT*

MAIN FLOOR: 940 SF
SECOND FLOOR: 1,300 SF

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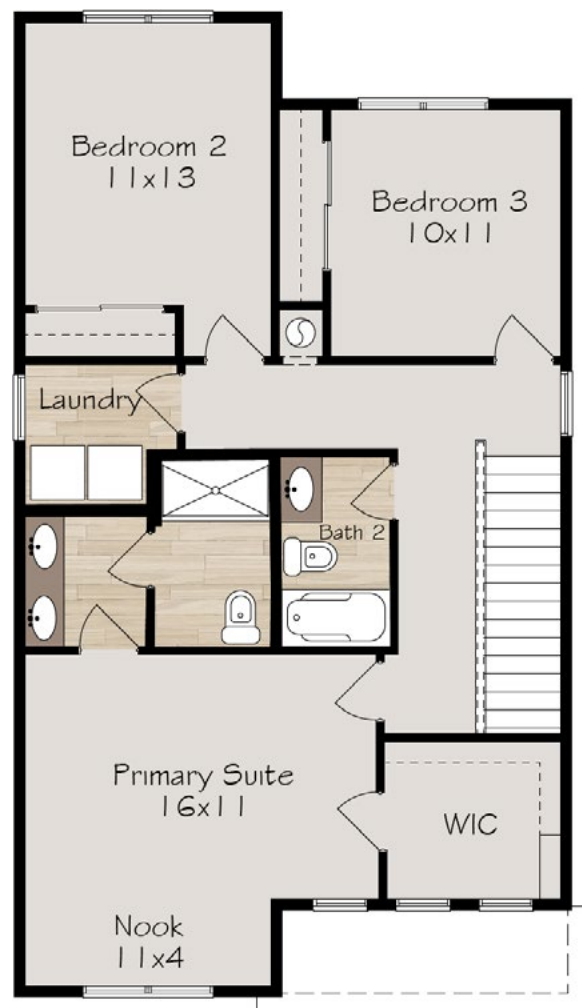
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THE RHODODENDRON

3 BED - 2.5 BATH
1,706 SQUARE FOOT*

MAIN FLOOR: 731 SF
SECOND FLOOR: 975 SF

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THE THISTLE

3 BED - 2.5 BATH
1,990 SQUARE FOOT

MAIN FLOOR: 873 SF
SECOND FLOOR: 1,117 SF

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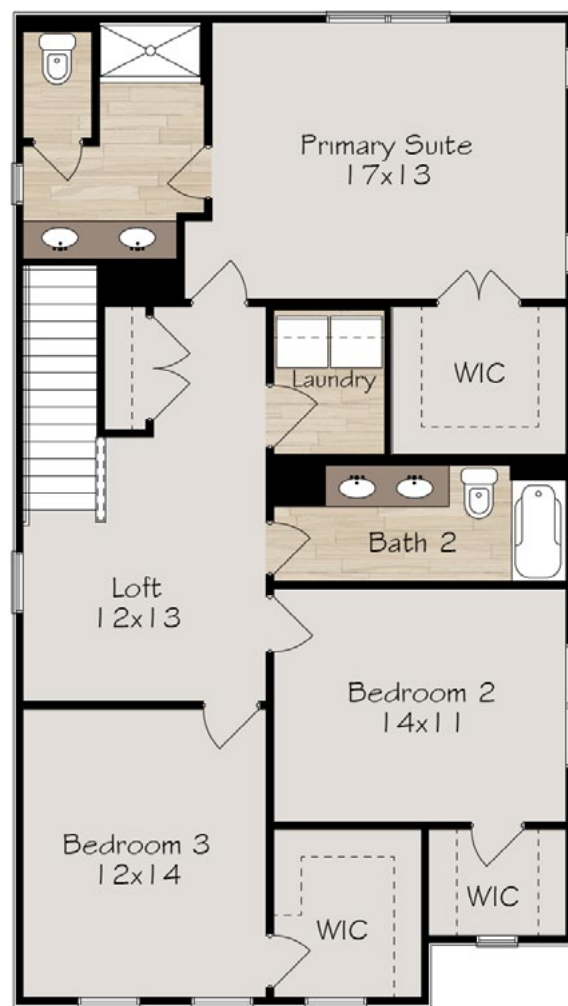
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THE VIOLET

3 BED - 2.5 BATH
2,056 SQUARE FOOT

MAIN FLOOR: 842 SF
SECOND FLOOR: 1,214 SF

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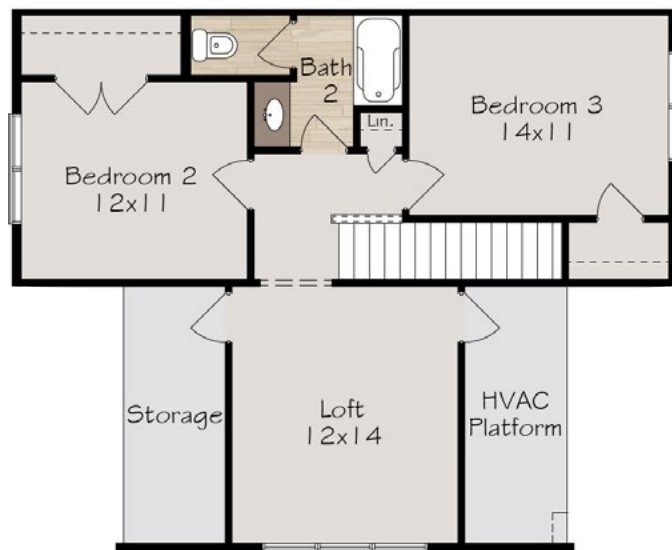
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THE WISTERIA

3 BED - 2.5 BATH
1,945 SQUARE FOOT

MAIN FLOOR: 1,256 SF
SECOND FLOOR: 689 SF

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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.

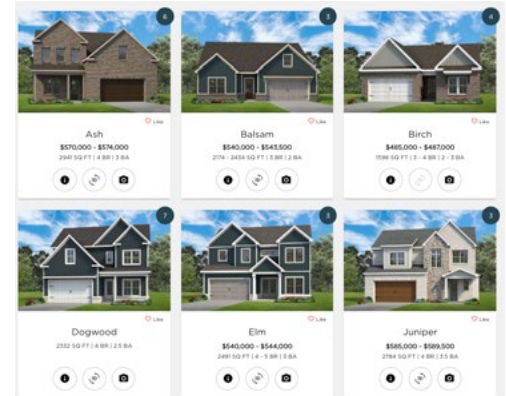


2

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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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.

