



**STATELY SOUTHERN CHARMER IN BRENTWOOD, TENNESSEE  
HISTORY IN THE FRONT....PARK IN THE BACK...**



**5110 PHEASANT RUN TRAIL    BRENTWOOD, TN 37027**

**WITH ITS COLOSSAL COLUMNS AND SECOND-STORY BALCONY, THIS CUSTOM-BUILT EARLY CLASSICAL REVIVAL DESIGN REFLECTS THE ANTEBELLUM HOMES THAT LINE HISTORIC FRANKLIN ROAD ON YOUR SCENIC DRIVE HOME.**

**REAR YARD IS LIKE A PARK WITH MANY TREES AND A PLAY TOWER, ALL ENCLOSED BY A 6-FOOT PRIVACY FENCE.**

**INSIDE IS TRADITIONAL ELEGANCE WITH 10-FOOT CEILINGS, HARDWOOD FLOORS AND RICH MILLWORK....AND ALL THE QUALITY AND AMENITIES OF TODAY'S FINEST CUSTOM HOMES.**

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**CALL FOR ADDITIONAL INFO, INCLUDING FINANCING,  
OR SEE PHOTO GALLERY AT  
[HTTP://WWW.REALCARTE.COM](http://www.REALCARTE.COM)**



**GARY MOORE 615-579-9658      [GARY@REALCARTE.COM](mailto:GARY@REALCARTE.COM)**



**LOT SIZE: 1.21 ACRES**

**SITE: DEAD END OF QUIET COVE; MAGNIFICENT VIEWS OF DISTANT HILLS**

**5 BEDROOMS, 4 FULL BATHS, 2 HALF BATHS.**

**APPROX. SQUARE FOOTAGE  
6,055**

**GARAGE: 3 CARS; 1 BAY IS  
OVERSIZED FOR LARGER  
VEHICLES OR BOATS**

**BUILT IN 1994**

**REAL ESTATE TAXES: \$4,803/YR.**

**PRICE: \$899,900**

**VIEW FROM BALCONY: DISTANT HILLS**



**LOCATION.... CITY OF BRENTWOOD HAS**



**AN EXTENSIVE PARK SYSTEM WITH WALKING TRAILS, PLAYGROUNDS, SPORTS FIELDS AND AN INSPIRING LIBRARY BUILDING (ABOVE).**

**LOCATION.... BRENTWOOD, TN, IS ONE OF THE MOST DESIRABLE ZIP CODES IN AMERICA. WILLIAMSON COUNTY RANKS 17<sup>TH</sup> IN U.S. FOR MEDIAN HOUSEHOLD PER CAPITA INCOME, AND 5 WILLIAMSON COUNTY SCHOOLS WERE NAMED TO NEWSWEEK'S LIST OF "AMERICA'S BEST HIGH SCHOOLS." MONEY MAGAZINE NAMED WILLIAMSON COUNTY AMONG THE TOP 25 U.S. COUNTIES FOR JOB GROWTH OVER THE LAST 9 YEARS. WILLIAMSON COUNTY IS KNOWN FOR ITS ROLLING HILLS, FRIENDLY PEOPLE, CIVIL WAR HISTORY AND ENTREPRENEURIAL ATMOSPHERE. WILLIAMSON COUNTY WAS ALSO RANKED THE "HEALTHIEST COUNTY IN TENNESSEE" AND FIRST IN TENNESSEE IN "PERSONAL AND FAMILY WELL-BEING." ([HTTP://WWW.WILLIAMSONCOUNTY-TN.GOV/INDEX.ASPX?NID=452](http://www.williamsoncounty-tn.gov/index.aspx?nid=452))**

**LOCATION..... 2 MILES FROM INTERSTATE 65. 3 MILES FROM BRENTWOOD SHOPPING, RESTAURANTS, DOCTORS. 4 MILES FROM COOL SPRINGS GALLERIA. DIRECTIONS: FROM NASHVILLE HEADED SOUTH ON I-65, TAKE EXIT 71 AND TURN RIGHT (WEST) ONTO CONCORD ROAD. RIGHT ONTO FRANKLIN ROAD. LEFT INTO FOUNTAINHEAD.**

**RIGHT ON QUAIL VALLEY AT 4-WAY STOP. LEFT INTO PHEASANT RUN TRAIL, A DEAD END. NO YARD SIGN, BUT EASY TO FIND—LOOK FOR THE HOUSE WITH COLUMNS AT END OF THE DEAD END COVE.**



## **SCHOOLS**

**PUBLIC SCHOOLS: NO. 1-SOUGHT DISTRICT IN WILLIAMSON COUNTY. SCALES ELEMENTARY. BRENTWOOD MIDDLE. BRENTWOOD HIGH. PLUS EXCELLENT, NEARBY PRIVATE SCHOOLS SUCH AS BRENTWOOD ACADEMY, FRANKLIN ROAD ACADEMY, DAVID LIPSCOMB AND BATTLEGROUND ACADEMY. NASHVILLE ALSO HAS VANDERBILT, BELMONT, TENNESSEE STATE, DAVID LIPSCOMB AND TREVECCA NAZARENE UNIVERSITIES, AS WELL AS NASHVILLE COMMUNITY COLLEGE.**

## **OUTDOORS**

**1.21-ACRE LOT. YOU ARE IN A WORLD OF YOUR OWN IN THE EXPANSIVE BACK YARD, WHICH LOOKS LIKE A PARK WITH MANY TREES AND A PLAY**



**TOWER. WOODS AND PLANTINGS SCREEN YOUR PERIMETER.**

**THE PLAY TOWER HAS MANY LEVELS FOR KID ADVENTURE, AND A SPIRAL SLIDE, A PLAYGROUND SLIDE, MONKEY BARS, SLIDING POLE AND OTHER CLIMBING AND SWINGING**

**ATTACHMENTS. THERE IS EVEN A SECRET TRAP DOOR! FLY YOUR FLAG FROM THE TOWER, AND IMAGINE REVIEWING YOUR TROOPS AND THE FARAWAY HILLS FROM THE OBSERVATION LEVEL.**

**THE 6-FOOT PRIVACY FENCE HAS 3 PEDESTRIAN GATES AND A DRIVE GATE. IT ENCLOSES MORE THAN 600 FEET OF PERIMETER.**

## **INTERIOR HIGHLIGHTS**

**MAIN FLOOR IS MADE FOR ENTERTAINING WITH TWO LARGE DENS OR**



**GATHERING AREAS, A LIBRARY AND BRIGHT, OPEN KITCHEN. MASTER BEDROOM SUITE IS ON MAIN LEVEL. SECOND FLOOR CONTAINS 3 LARGE BEDROOMS AND ACCESS TO EXTERIOR BALCONY. ABOVE: VIEW TO 2<sup>ND</sup>-FLOOR BALCONY**

**LOWER LEVEL HAS A 35' X 28' GRAND ROOM AND IS GREAT FOR ENTERTAINING OR GROUP GATHERINGS—OR AS A TEEN OR IN-LAW SUITE.**

## TRADITIONAL ELEGANCE

THE TONE OF TRADITIONAL ELEGANCE BEGINS WHEN YOU ENTER THIS HOME, WITH 10-FOOT CEILINGS, OAK FLOORS AND RICH MILLWORK—MILLWORK INCLUDES FLUTED DOOR AND WINDOW CASINGS WITH ROSETTES AND PLINTH BLOCKS, RICH CROWN MOLDINGS, CUSTOM MANTLES AND OTHER CUSTOMIZED WOODWORK ENHANCEMENTS.



## HARDWOOD FLOORS

USING 3 COATS OF POLYURETHANE—THE LAST ONE BEING A COMMERCIAL GRADE APPLICATION—OAK HARDWOOD FLOORS HAVE BEEN REFINISHED TO A RICH TONE. HARDWOOD IS IN ENTRY, LIBRARY, DINING ROOM, DEN, HALLWAYS, KITCHEN, PANTRY, POWDER ROOM.

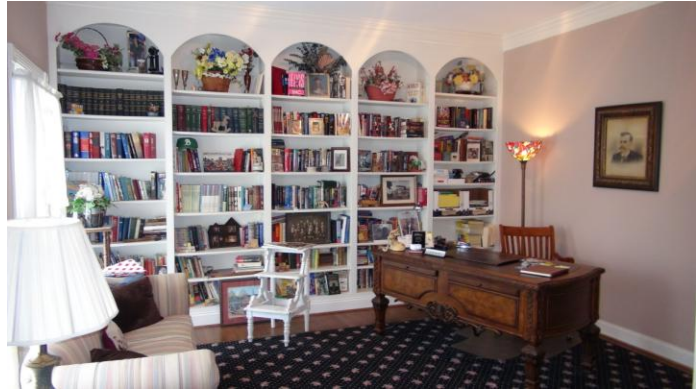


## ENTRY

20-FOOT CEILING. BEVELED GLASS DOOR GREET'S YOUR GUESTS IN STYLE. ELLIPTICAL SASH TOPS THE DOOR AND SIDELIGHTS. HARDWOOD FLOORS, CLASSIC STAIRWAY. FRONT AND REAR BALCONIES ARE ABOVE. FROM FRONT DOOR, YOUR LINE OF VISION GOES TO REAR YARD THROUGH FRENCH DOORS IN DEN.

**LIBRARY 15' x 14'**

**A FULL WALL OF BOOKCASES WITH SEGMENTAL ARCHES HIGHLIGHTS THIS ROOM, WHICH ALSO MAY BE USED**



**AS AN OFFICE OR FORMAL LIVING ROOM. WHATEVER YOU WISH TO CALL THE ROOM, TAKE ADVANTAGE OF ITS BUILT-IN BOOKCASES!**

**DINING ROOM 15' x 14'**

**A DEEP CEILING TREATMENT OF CROWN MOLDING AND A PALLADIAN FRIEZE PUT THE 'WOW' IN THIS ROOM. ALSO HAS WAINSCOTING WITH SHADOW BOXES.**



**DEN I 21' x 20'**

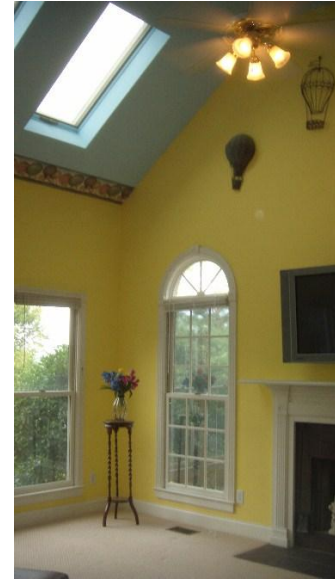
**TWO FRENCH DOORS WITH OVERHEAD TRANSOMS OPEN TO REAR DECK AND YARD AND CONTINUE THE THEME OF BRINGING THE OUTDOORS IN.**



**FIREPLACE WITH ORNATE, CUSTOM-BUILT MANTLE, MARBLE SURROUND AND HEARTH, AND GAS LOG LIGHTER. CEILING FAN. REAR STAIRWAY IS BETWEEN THIS DEN AND THE KITCHEN.**

## DEN II (OR FAMILY ROOM) 21' x 20'

**VAULTED CEILING SOARS AND LIGHTS UP THE ROOM WITH 4 ROOF WINDOWS THAT YOU CAN OPEN AND CLOSE. FIREPLACE WITH CUSTOM-BUILT MANTLE AND SLATE HEARTH ARE A FOCAL POINT BELOW A WALL-MOUNTED SETUP (WITH CABLE AND AN ELECTRICAL OUTLET) FOR A LARGE-SCREEN TV. TO STORE YOUR GAMES AND STUFF, THERE IS AN 8-FOOT-WIDE CLOSET WITH BUILT-IN SHELVING. FLOORING CONSISTS OF NEW WOOL CARPETS. 2 CEILING FANS.**



## KITCHEN 29' x 14'

**THIS IS A BRIGHT, OPEN ROOM WITH MANY WINDOWS, INCLUDING CIRCLEHEAD WINDOW OVER THE SINK. WINDOWS ON REAR WALL FACE THE BACK YARD AND GIVE PARENTS A VIEW OF THE PLAY TOWER. WINDOWS IN THE EAT-IN KITCHEN AREA FACE AN ELEVATED MARTIN HOUSE AND THE FARAWAY HILLS.**

**LAVISH PICKLED ASH CABINETS WERE CUSTOM BUILT BY RALPH ULMER, THE CABINET MAKER OF CHOICE IN NASHVILLE. CABINET HIGHLIGHTS INCLUDE BOOKCASES BUILT INTO BOTH ENDS OF THE ISLAND, FLUTED CORNERS, RAISED CATHEDRAL ARCHES AND SLIDE-OUT SHELVES. SOME WALL CABINETS HAVE GLASS DOORS. THE SUB-ZERO, DISHWASHER AND COMPACTOR HAVE MATCHING CABINETRY DOORS.**



**THERE IS A DESK WITH FILE-ABLE DRAWER BELOW AND OPEN NICHE SHELVING ABOVE.**

**COUNTERTOP IS WHITE CORIAN.**

**APPLIANCES INCLUDE A SUB-ZERO, KITCHEN-AID DISHWASHER, KITCHEN-AID DOUBLE OVEN (TOP IS CONVECTION), KITCHEN-AID COMPACTOR, AND A 6-ELEMENT JENN-AIR IN THE ISLAND.**



**WALK-IN PANTRY IS 8' X 5' AND HAS BUILT-IN SHELVING ON 3 SIDES.**

**MASTER BEDROOM 19' X 14'**

**TREY CEILING ACCENTUATES THIS ROOM. FRONT WINDOWS HAVE HALF**



**ROUNDS ABOVE. CEILING FAN.**

**MASTER BATH**

**HEX AND CHECK TILED FLOOR ADDS TO THE VINTAGE THEME OF THIS HOME. 6-FOOT WHIRLPOOL TUB WITH POLISHED BRASS GOOSENECK SPOUT AND A HAND-HELD SPRAYER. WALK-IN SHOWER WITH BUILT-IN SEAT.**

**HIS AND HER VANITIES HAVE PB FAUCETS WITH 'HOT' AND 'COLD' PORCELAIN KNOBS. A FULL-ROUND WINDOW ON THE REAR WALL ADDS A WHIMSICAL TOUCH AND BRINGS LIGHT AND A VIEW OF THE TREES.**





**THE 13' X 10' CLOSET IS AS BIG AS MANY BEDROOMS. IT IS DIVIDED BY A WALL OF SHELVES AND HANGING RODS. THERE ARE ABOUT 260 LINEAR FEET OF CLOSET RODS AND 244 LF OF BUILT-IN, OPEN SHELVING.**

**UPSTAIRS MASTER 14' X 20.' SKYLIGHT IN BATHROOM. WALK-IN CLOSET. ADJACENT TO ATTIC AREA CEDAR CLOSET.**

**UPSTAIRS BR #2 17' X 19' FULL WALL OF BOOKCASES; LARGE WINDOWS OVERLOOK BACK YARD. ADJOINING BATHROOM. PERMANENT STAIRS TO LARGE, PARTLY FLOORED ATTIC.**

**UPSTAIRS BR #3 15' X 14' WITH WALK-IN CLOSET. LARGE, FLOORED ATTIC STORAGE ACCESSIBLE THROUGH CLOSET. WHIRLPOOL TUB IN ADJOINING BATHROOM.**

**BALCONY ADJOINS MASTER BR WITH BR #3. FRENCH DOORS TO EXTERIOR BALCONY, WITH MAGNIFICENT VIEWS BETWEEN THE COLUMNS.**



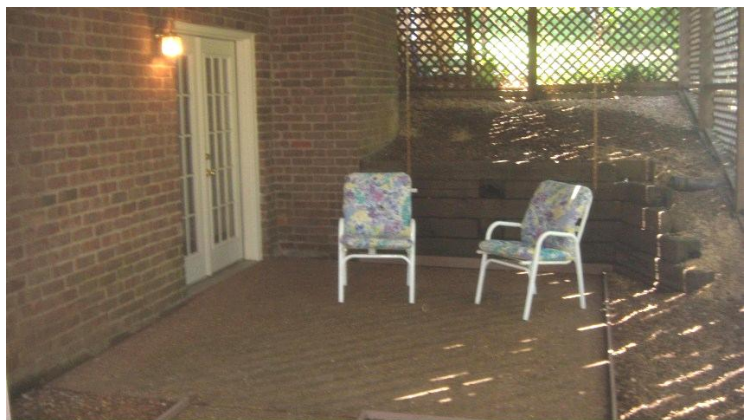
**LOWER LEVEL GRAND ROOM/NANNY SUITE/TEEN SUITE/MOTHER-IN-LAW**

**A 35' X 28' ROOM WITH HIGH CEILINGS, TILED FLOORS, ORNAMENTAL COLUMNS, 4 CEILING FANS, 7 RECESSED LIGHTS, AND CROWN MOLDING IS A GRAND ROOM, INDEED. THIS CAN BE A GREAT PARTY ROOM; OR A PLACE TO LET YOUR CHURCH GROUP, BOOK CLUB, BOY SCOUTS, ETC., MEET. OR, JUST A FUN PLACE FOR THE FAMILY TO RELAX.**

**ANOTHER USE OF THIS GRAND SPACE COULD BE A NANNY SUITE OR IN-LAW SUITE. IT HAS TWO SEPARATE, DEAD-BOLTED ENTRANCES. THERE ARE AN ADJACENT BEDROOM. 19' X 13,' A FULL BATH AND KITCHENETTE.**



**LARGE STORAGE/UTILITY ACCESS ROOM ADJOINS THE GRAND ROOM. FRENCH DOORS OPEN TO AN AGGREGATE PATIO (RIGHT).**





**3-CAR GARAGE INCLUDES AN EXTRA-LONG SINGLE BAY WITH HIGH OVERHEAD DOOR. OFF GARAGE, A 21' X 14' WORKSHOP OPENS THROUGH DOUBLE DOORS WIDE ENOUGH TO DRIVE A LAWN MOWER---OR LOTS OF THINGS--- THROUGH. THE WORKSHOP---OR JUST EXTRA STORAGE---HAS ELECTRICAL OUTLETS AND A SEPARATE LIGHTED CLOSET.**

**DUMB WAITER 3 X 3: LIFT CARRIES YOUR PACKAGES AND BOXES UP AND DOWN BETWEEN GARAGE AND KITCHEN.**

### **CAMERAS AND SECURITY**

**8 CLOSED-CIRCUIT TV CAMERAS WATCH YOUR EXTERIOR PERIMETER AND GARAGE. WHO JUST RANG THE DOORBELL? DON'T GET UP; LOOK AT YOUR CAMERAS. WATCH YOUR CAMERAS VIA INTERNET FROM ANYWHERE IN THE WORLD.**

**DID FEDEX DELIVER MY STUFF WHILE WE WERE OUT OF TOWN? LOOK AT YOUR ENTRY CAMERAS. THERE IS A PARCEL, BUT IT DOES NOT LOOK LIKE FEDEX---QUICKLY REVIEW EARLIER IMAGES TO SEE WHO LEFT IT AND WHEN.**

**IS IT RAINING THIS HARD BACK HOME? LOOK AT YOUR CAMERAS.**

**THIS IS PEACE OF MIND AND SECURITY TO BE ABLE TO SEE WHAT'S HAPPENING AT HOME---WHETHER YOU ARE INSIDE THE HOME OR IN ANOTHER COUNTRY.**

**SECURITY ALARM SYSTEM WAS UPDATED WITH NEW EQUIPMENT IN 2009. IT IS PRESENTLY MONITORED FOR \$9.95/MONTH.**

**CALL GARY MOORE**

**615-579-8658**

**FOR QUESTIONS OR TO SEE THIS UNIQUE PROPERTY....AND FINANCING.**





**A HOME FOR ALL SEASONS**

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