

DISCOVER THE DIFFERENCE ♦



♦



**SADDLEBROOK**  
P R O P E R T I E S , L L C









## YOUR KNOXVILLE HOME BUILDER

For over 35 years, Saddlebrook has been creating lifestyle communities and a strong company that customers and employees can depend on to do the right thing. Our commitment to quality has created a reputation for superb building practices and exceptional customer service. Attention to detail is not only a given - it's our hallmark. This reputation has led over 4,000 Knoxville homeowners to trust Saddlebrook with the construction of their new homes.





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## IT'S NOT JUST A HOUSE. IT'S THE SPECIAL PLACE YOU CALL HOME. IT'S YOUR COMMUNITY.

Our goal is to create communities people want to live in the minute they drive through the entrance. The entrance features, lighting design, lush landscaping, and pristine maintenance are the standards when entering a Saddlebrook community. The relentless pursuit of the highest standards has allowed Saddlebrook to grow into one of East Tennessee's premier community developers. From down-sizers and growing families to empty nesters - there is a floorplan and community to fit every need. We invite you to experience the Saddlebrook Difference and discover a beautiful community you'll want to call home.

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## THIS IS HIGH PERFORMANCE HOME BUILDING

AT SADDLEBROOK, THE DETAILS MEAN EVERYTHING. OUR FLOORPLANS ARE METICULOUSLY DESIGNED TO ACCOMMODATE THE MOST VERSATILE LIFESTYLES.

ARCHITECTURALLY DISTINCTIVE  
FLOOR PLANS & ELEVATIONS

DESIGN STUDIO – WHERE YOUR  
DESIGN IDEAS COME TO LIFE

WIDER STAIRCASES &  
HALLWAYS

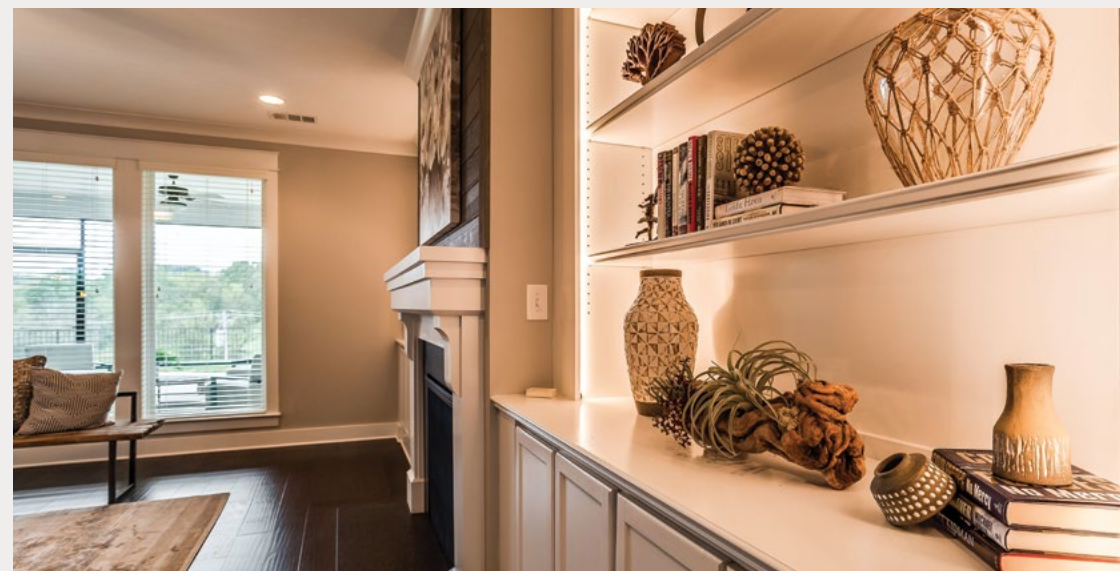
3-CAR AND EXPANDABLE  
GARAGES





## THE SADDLEBROOK WAY OF BUILDING HOMES TAKES THE PAIN OUT OF THE PROCESS. IT'S JUST PLAIN EASY.

Many Saddlebrook homeowners are repeat customers and referrals. It's the ease of the process and the trust we have built that create these long-term relationships. In the Saddlebrook Design Studio, there is an abundance of options to create your one-of-kind, dream home; unique to your personal taste and way of life, all under the guidance of a personal interior designer. From groundbreaking to final orientation, even after the sale, we're with you every step of the way. Our team makes your total satisfaction our priority, passion, and commitment.



















# THE SADDLEBROOK EXPERIENCE

## OVER 35 YEARS IN KNOXVILLE



Building Quality Homes in Knoxville for Over 35 Years. We've Built Our Homes, Company, and Families Here.

## EXPERIENCE & REPUTATION



Saddlebrook has built over 4,000 homes in the Knoxville, TN area. This experience leads to unmatched quality and a superb reputation for homebuilding excellence.



## HOMEOWNERS RECOMMEND US

96% of all of our homeowners would recommend us to their friends and family.





From start to finish, everyone was professional and courteous. The quality of the work and attention to detail has been excellent. Any questions or concerns were promptly answered and taken care of, making the transition to our new home completely worry free.

- JIM & FULVIA

















# THE DESIGN STUDIO

Saddlebrook's Design team is Certified by the National Council for Interior Design Qualification (NCIDQ) and will guide you through the entire process in our state-of-the-art Design Studio. We believe you should have the final word on details that transform a new house into your home, so from top to bottom, every aspect of your home will be customized by you.











“Just a “Thank You!” for making the whole experience easy and seamless. The Saddlebrook representatives, all the workers and landscapers were always working hard & fast and were always respectful and very informative on every detail. Moving is stressful enough as it is, and I felt like the red carpet was rolled out for us throughout the whole process with Saddlebrook.”

- JULIA B.



















We found them to be extremely professional. They went the extra mile, and paid great attention to detail.

- DAVID & KAREN



















## OUR PARTNERS



### DYON CONSTRUCTION

Let us turn your concrete into a work of art! At Dyon Construction, we do everything over existing concrete and epoxy, polyaspartic, polish, stain, and so much more! If you are interested in having your concrete slab resurfaced into a sleek and sustainable concrete floor, get in touch! Our experienced father-and-daughter team is always available to discuss the details of your project with you. At Dyon Construction, we are committed to “getting the job done” for all of our customers. You can trust us to handle your next concrete resurfacing project with the highest standards of workmanship and professionalism.

865-388-2489 – [knoxvilleconcreteflooring.com](http://knoxvilleconcreteflooring.com)







## RITCHIE WOODWORK CO.

We strive to be different in all the areas that we feel matter most; quality craftsmanship, impeccable customer service, and communication, and value our employees as our largest asset. Our services include but are not limited to interior trim installation, built-ins, cabinets, mantles, decks, arbors, and so much more!

*4605 Central Avenue Pike, Knoxville, TN 37912*

*865-804-9664 – [ritchiewoodworkco.com](http://ritchiewoodworkco.com)*



## SMARTBANK

We have extensive expertise in the mortgage business, with a team of experienced mortgage bankers who understand the complex and ever-changing industry. We provide personalized solutions for homebuyers and homeowners, offering competitive rates, flexible terms, and exceptional service. Trust us for all your mortgage needs and experience the peace of mind that comes with working with experts in the field.

*5401 Kingston Pike #600, Knoxville, TN 37919*

*(865) 738-2227 | [smartbank.com](http://smartbank.com)*



## SYMSPIRE

Dim your lights. Close your blinds. Adjust the thermostat. These are just a few of the things you can do with our home automation solutions. We help make things easier when a customer has a single-app solution where they don't have to open and close multiple apps to control their house. Everything works better together!

*10932 Murdock Drive Suite 103-A, Knoxville, TN 37932*

*866-557-0629 – [symspire.com](http://symspire.com)*



## CANTRELL FENCE COMPANY

Cantrell Fence Company is a family-owned business. Our services include using industry-standard materials and "best practices" in the industry for installation. Our crews arrive at your home ready to work and with all the materials needed to complete the project. Cantrell Fence Co provides a superior fence at a competitive price.

*1719 Maryville Pike, Knoxville, TN 37920*

*865-437-4037 – [cantrellfence.com](http://cantrellfence.com)*







## STALEY MARBLE & GRANITE INC.

Whether you're remodeling your kitchen or building an entire subdivision, Staley Marble & Granite in Knoxville, Tennessee, has the right combination of quality, skill, and service to turn your vision into reality. Staley Marble & Granite offers their services for residential and commercial applications. For us to better assist you, please call and make an appointment with one of our knowledgeable staff to get you started on your countertop journey.

*411 Continental Drive, Maryville, TN 37804*  
*865-681-9003 – [staleymarble.com](http://staleymarble.com)*



## THE SHUTTER, BLIND & SHADE CO, LLC

Our service-oriented, customer-first company runs efficiently and buys smart so you can enjoy quality window fashions for less. With over 40 years of experience, Mike Ballerini and Jay Moore have been assisting East Tennessee homeowners in selecting the perfect window treatments for their homes. Buying a new home, remodeling, or deciding it's time for a fresh new look, SBS has the right solutions at the right price. If there is a problem, we fix it. The Shutter, Blind & Shade Co. is fully licensed and insured.

*6006 Walden Drive, Knoxville, TN 37919*  
*865-249-6757 – [sbswindowfashions.com](http://sbswindowfashions.com)*

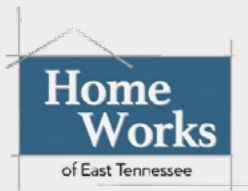




## HOME WORKS OF EAST TENNESSEE

Home Works of East Tennessee is a local, family-owned business that has served the Knoxville area for over ten years. We supply the extensive variety of glass products you need, from semi-custom shower enclosures to fully-custom works of art, all backed by deep industry knowledge and respect for the craft. We're proud to bring American-manufactured glass products to our customers.

*122 Sherlake Lane Building 5 Suite B, Knoxville, TN 37922*  
*865-268-5316 – [hmglass.com/homeworksofeasttn](http://hmglass.com/homeworksofeasttn)*



## RENO LAND DESIGN, LLC

Since 1996, Reno Landscaping Services, LLC has provided East Tennessee with creative and distinctive landscape designs for developers, commercial facilities, and private residences. We specialize in custom landscape projects, from initial consultations to creating and caring for your landscape. We can accommodate all sorts of projects, including master planning, site analysis, drainage, irrigation, low-voltage lighting, water features, grading, planting, and grounds care. Not limited to landscape, we also provide construction projects such as; land clearing, ball courts, labyrinths, land sculpting, rain gardens, and hardscapes.

*PO Box 664, Andersonville, TN 37705*  
*865-740-5189 – [renolandscapingservices.com](http://renolandscapingservices.com)*







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LOCALLY MANUFACTURED**

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Open Monday-Friday: 9am to 4pm • 865-688-4119

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**EVERYTHING CLOSETS**  
WWW.GETNEWCLOSETS.COM

## A PLACE FOR EVERYTHING CLOSETS

Our custom closets include fully adjustable shelving & rods to maximize your space and improve functionality & our ability to manufacture sets us apart from the competition and ensures that yours is truly a custom closet organizer! We've installed our custom closet and home organization systems in homes since 1996 and have continually strived to refine our product, processes, and pricing to offer the highest quality and value to our customers. We genuinely take pride in every custom closet we install.

*123 Perimeter Park Road Suite H, Knoxville, TN 37922  
865-688-4119 – [getnewclosets.com](http://getnewclosets.com)*

## GENERAL SHALE

General Shale's mission is to continue as the preferred solutions provider of building materials in North America because of the enduring quality, energy efficiency, and natural beauty that our products provide. Driven by innovation that is modern and future-oriented, General Shale employees set the standard because of our shared commitment to safety, the environment, and an intense focus on creating the ultimate customer experience.

*9714 Parkside Drive, Knoxville, TN 37922  
865-388-1833 – [generalshale.com](http://generalshale.com)*





## THE INTERIOR MARKET

Since 1992, The Interior Market has been a top resource for designers and design aficionados looking for unique pieces to anchor a room, as well as last-layer finishing touches. Unmatched for its fun atmosphere and expert, super-friendly shopkeepers, vintage modern furnishings, art, and lighting with contemporary pieces, artisan finds, and decorative accessories.

*5204 Kingston Pike Suite 5, Knoxville, TN 37919*  
*865-694-4005 – [interiormarket@aol.com](mailto:interiormarket@aol.com)*



## PRI OF EAST TENNESSEE, INC.

PRI of East Tennessee, Inc. was founded in 2008 and over the course of 15 years our services have grown from asphalt and concrete patching to include DOT paving, asphalt milling, city and county roadway construction, curb and gutter, concrete flatwork and specialized site work services along with concrete ready mix supply.

*5651 South National Drive, Knoxville, TN 37914*  
*865-765-1704 – [gotpotholestn.com](http://gotpotholestn.com)*







### VANHOOSECO PRECAST, LLC

The Saddlebrook standard for a comfortable, dry basement is the Envirocast® wall system produced by VanHooseCo, an approved Licensee. This patented wall system has many advantages, including; Integrated insulation core and high-density concrete offering attractive R values. Reinforced concrete beams engineered for strength and durability. Improved speed of construction. Built-in steel studs make it easy to finish your basement if desired, leaving you with a cozy and quiet basement.

*244 Blair Bend Drive, Loudon, TN 37774*  
*865-224-1575 – [scox@lbfoster.com](mailto:scox@lbfoster.com)*



### WALKER'S PAINTING, INC

A beautiful home deserves to be painted by professionals. Let us show you how beautiful your home can be inside & out. Walker's Painting provides custom interior and exterior painting services in Knoxville. We are one of the area's leading interior and exterior paint and surface application specialist that clients can rely upon for consistent, quality workmanship year after year. Give us a call today for a quote!

*PO Box 13, Corryton, TN 37721*  
*865-688-1410 – [gunner.walkerspainting@gmail.com](mailto:gunner.walkerspainting@gmail.com)*



### CHAMBERLAIN DRYWALL

Transform your space with precision and perfection with the help of our expert drywall team at Chamberlain Drywall. From new construction to renovations, our experienced professionals deliver flawless results that exceed expectations. With attention to detail and a commitment to quality, we ensure smooth, seamless walls that provide the perfect canvas for your interior design dreams. Trust Chamberlain Drywall for exceptional craftsmanship and exceptional results.

*1310 Waterside Lane, Knoxville, TN 37922*  
*865-389-5389 – [mchamberlain03@yahoo.com](mailto:mchamberlain03@yahoo.com)*





## In this market, we've seen highs and lows

These are the kinds of peaks and valleys we're used to navigating.

Having confidence in companies can be difficult, but Stockton Mortgage has remained steadfast. We're unwavering in our mission – **even now.**

We've been able to build a solid foundation and trusted reputation. If you are looking for an experienced, trustworthy team to support you — **we'd love to talk to you.**



## Call or scan to get started today.

**Alison Emmett**  
Mortgage Banker, NMLS: 1424476  
865-336-0318  
aemmett@stockton.com

**Le Anne Grigsby**  
Mortgage Banker, NMLS: 453826  
865-604-5207  
lgrigsby@stockton.com



Stockton.com | Stockton Mortgage NMLS: 8259  
Equal Housing Lender | nmlsconsumeraccess.org



## STOKES LIGHTING & ELECTRIC

Stokes Lighting Center has been setting ourselves apart for 90 years by providing topnotch lighting designs and recommendations for your home. Homeowners who build using our reputable and esteemed partner, Saddlebrook Properties, are able to use our 10,000 square foot lighting showroom and online catalog to make changes or upgrades to their lighting package. Our Lighting Design Consultants are available by appointment and are passionate about giving you time to explore your options while taking the stress away from the selection process. Whatever you need, you'll find it at Stokes.

*6220 Papermill Drive, Knoxville, TN 37919*

*865-558-0351 – [stokeslightingcenter.com](http://stokeslightingcenter.com)*







## **TAYLOR PLUMBING OF EAST TN, INC.**

Since 2000, Taylor Plumbing has aimed to provide prompt, reliable, and affordable services to our customers, with a focus on long-term solutions that meet their specific needs. From the ground up and throughout all the stages of homeownership, we are with you every step of the way. Count on us to offer expert installation services and reliable repairs. We can handle all of your plumbing needs, customized to your specific project and preferences, at fair and honest prices. Call us today. You'll be glad you did!

*1104 Clinch Avenue, Clinton, 37716*  
*865-494-8485 – [taylorplumbingtn.com](http://taylorplumbingtn.com)*





## FERGUSON, LLC

With friendly, knowledgeable product experts and the latest selection of bath, kitchen, appliance & lighting products, Ferguson helps make your dream home a reality. At Ferguson Bath, Kitchen & Lighting Galleries, you'll find the largest offering of quality brands, a symphony of ideas, and dedicated consultants to help coordinate kitchen and bath projects. With expertise, innovation, and a customer-focused approach, we deliver the results you need. Choose Ferguson, LLC for excellence in every project.

*6422 Deane Hill Drive, Knoxville, TN 37919*

*869-531-8550 – [ferguson.com](http://ferguson.com)*







## SMC CONCRETE CONSTRUCTION

SMC Concrete Construction offers professional services as concrete contractors. We hope to be of service to all of Knoxville and help provide services that include concrete removal, concrete repair, or concrete installation in driveways, patios, private roads, ramps, pads, and walking trails. Our work will benefit you in areas that are either commercial, industrial, or municipal.

*804 E. Governor John Sevier Highway, Knoxville, TN 37920*  
*865-766-2154 – [dathan@smcknox.net](mailto:dathan@smcknox.net)*





## CROSSLAND TITLE

Crossland Title Inc. is a Knoxville title agency providing full-service real estate title solutions. Crossland Title Inc. makes your closing seem effortless. With more than 38 years of experience in the real estate and title business, owners Pam Rice and Beth Crox have built their reputations upon the virtues of personal service and integrity. They believe their reputation as an honest and reliable business is the recipe for success.

*10207 Technology Drive #103, Knoxville, TN 37932*

*865-671-0617 – [crosstn.com](http://crosstn.com)*







## CASTONE, LLC

Since 1999, Castone has provided top-quality masonry throughout Eastern Tennessee and across the country. We pride ourselves on a reputation for quality workmanship and professional integrity. At Castone, we specialize in manufactured and natural stone veneers, custom brick and stone combinations, and outdoor fireplaces/living areas in residential and commercial fields. Please feel free to stop by our beautiful showroom featuring indoor and outdoor displays today. Remember, if it's stone, make it Castone.

*119 Cimarron Street, Maryville, TN 37801*  
*865-983-5000 – [castonetn.org](http://castonetn.org)*





## BANK OF TENNESSEE

Experience a banking partner that puts your financial needs first with Bank of Tennessee. As a trusted institution with deep roots in the community, we offer a comprehensive range of banking services tailored to individuals and businesses alike. Whether you're looking for personalized wealth management solutions, competitive mortgage options, or convenient online banking tools, our dedicated team is here to provide you with expert guidance and exceptional customer service. Choose Bank of Tennessee for a banking experience that is secure, convenient, and committed to your success.

*224 Brookview Centre Way Building B Suite 112, Knoxville, TN 37919*  
*865-333-7161 – [bankoftennessee.com](http://bankoftennessee.com)*





We've made it easy for you to learn about the types of home loans available and get pre-qualified online. We've assembled an array of articles, tools, and checklists to help you learn about the many home loan options available to you and information to make the loan process hassle-free. We'll offer you a variety of home loan options, plus advice and expertise. Get started now at [bankoftennessee.com/mortgages](http://bankoftennessee.com/mortgages)

# Bank of Tennessee

Member FDIC NMLS# 463203







## DAVID'S ABBEY CARPET & FLOORS

We offer a complete selection of flooring from the industry's leading manufacturers including carpet, hardwood, ceramic tile, natural stones, laminate, vinyl, and area rugs. At David's Abbey Carpet & Floors, we know floors because that's all we do. We'll help you choose the perfect floor for your lifestyle and your budget. It's our pleasure to advise you of the benefits and features of our products. Why? We want you to be happy with your new floor for years to come.

*10853 Kingston Pike, Knoxville, TN 37934*  
*865-777-0661 – [davidsabbeycarpet.com](http://davidsabbeycarpet.com)*

*259 Old Mill Avenue, Pigeon Forge, TN 37863*  
*865-453-3287*







David's Abbey Carpet & Floors has been serving East Tennessee for more than 50 years with the highest-quality floor covering and commitment to customer service. In 1973, David Hayes established the locally owned and operated company and has since expanded to two convenient locations.



## DIXIE KITCHEN DISTRIBUTORS, INC.

Founded in 1966, Dixie Kitchen Distributors has established a reputation as Knoxville's premier kitchen and bath cabinetry supplier. Our team has 300 + years of combined experience in the industry. We pride ourselves on customer satisfaction which has been key in generating repeat customers and referrals throughout our 50-plus years in business. We offer several cabinet lines that are suited to fit any budget, from builder-grade cabinets up to a fully custom line and everything in between. Please give us a call and set up an appointment, or just feel free to stop in and browse our extensive showroom!

*605 North Broadway, Knoxville, TN 37917*  
*865-546-3681 – [dixiekitchen.com](http://dixiekitchen.com)*











## TINDELL'S BUILDING MATERIALS

Discover the ultimate destination for all your home needs at Tindell's. As a trusted leader in the industry for over 130 years and a trade partner with Saddlebrook since 1999, we offer a wide range of products and services to meet your needs. From truss to trim, Tindell's experienced personnel and design team are here to help craft your vision with high-quality products and services through innovation, efficiency, and integrity.

*7751 Norris Freeway, Knoxville, TN 37938  
865-922-7751 – [tindells.com](http://tindells.com)*







From Tindell's Commodity Center focusing on framing order fulfillments to our state-of-the-art truss plant, Tindell's provides expertise with floor and roof trusses along with TrusJoist engineered wood products. Tindell's Millwork assembles interior and exterior doors using the latest innovations in the millwork industry. We round out your needs with Tindell's Installed Sales team which is here to assist with all your installation needs from MGM windows, doors, garage doors, fireplaces, interior trim, and cabinets to our punch-out services installing shower doors, mirrors, door hardware and ventilated shelving.

*7751 Norris Freeway, Knoxville, TN 37938  
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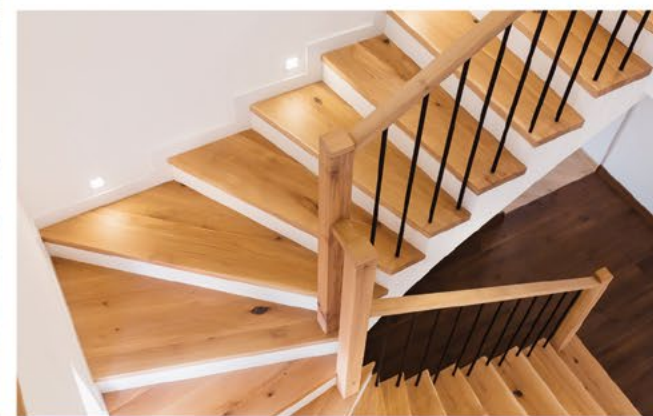
Founded in 1956 and headquartered in Eighty Four, Pennsylvania, 84 Lumber Company is the nation's largest privately held supplier of building materials, manufactured components and industry-leading services for single and multi-family residences and commercial buildings. The company operates 310 facilities which includes stores, component manufacturing plants, custom door shops and engineered wood product centers in 35 states. 84 Lumber also offers turnkey installation services for a variety of products, including framing, insulation, siding, windows, roofing, decking and drywall. A certified national women's business enterprise owned by Maggie Hardy, 84 Lumber was named one of America's Largest Private Companies by Forbes and also made the Inc. 5000 list of America's Fastest Growing Companies in 2022. For more information, visit [84lumber.com](http://84lumber.com) or join us at [Facebook.com/84lumber](https://Facebook.com/84lumber) and [linkedin.com/company/84-lumber](https://linkedin.com/company/84-lumber).

**5802 MIDDLEBROOK PIKE • KNOXVILLE, TN • 865-584-4668**

**Monday - Friday: 7:00am - 6:00pm • Saturday: 8:00am - 12:00pm • Sunday: CLOSED**







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**84LUMBER.COM**





## HOME FEDERAL BANK

With over 100 years of experience, Home Federal Bank is in the best position to provide you with superior home loan services. It always helps to have a team you can trust, especially when you're embarking on the complex journey of homeownership. The right professionals can make all the difference. In 1924, our goal was to create more homeowners in our community, and it still is today.

9211 Parkwest Boulevard, Knoxville, TN 37923  
865-691-0935 – [homefederalbanktn.com](mailto:homefederalbanktn.com)

Colleen Robinson – NMLS# 519860  
865-470-3032 – [Colleen.Robinson@homefederaltn.com](mailto:Colleen.Robinson@homefederaltn.com)

Barry Sharp – NMLS# 461572  
865-470-3035 – [Barry.Sharp@homefederaltn.com](mailto:Barry.Sharp@homefederaltn.com)

 **HOME FEDERAL BANK™**  
YOU'LL KNOW YOU'RE HOME.™



A man with glasses and a patterned shirt is lifting a woman with curly hair in his arms. They are both laughing and looking up. The woman is wearing a white t-shirt and blue jeans. The man is wearing a light blue patterned shirt and blue jeans. They are in a living room with a couch, a lamp, and several cardboard boxes, suggesting they are moving into a new home.

# Become Homeowners with fewer hassles.

Confidently navigate the road to home ownership—  
buying or building—with our mortgage advisors.

 **HOME FEDERAL BANK™**  
YOU'LL KNOW YOU'RE HOME.™

North Knoxville Office  
105 E. Emory Road • Powell, TN 37849  
865-689-2104

Cedar Bluff Office  
9211 Park West Boulevard • Knoxville, TN 37923  
865-691-0935

[HomeFederalBankTN.com](https://www.HomeFederalBankTN.com)





# PARTNER DIRECTORY



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865-983-5000 – castonetn.org

## CHAMBERLAIN DRYWALL

1310 Waterside Lane, Knoxville, TN 37922  
865-389-5389 – mchamberlain03@yahoo.com

## CROSSLAND TITLE

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865-671-0617 – crosstn.com

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865-777-0661 – davidsabbeycarpet.com

259 Old Mill Avenue, Pigeon Forge, TN 37863  
865-453-3287

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865-546-3681 – dixiekitchen.com

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869-531-8550 – ferguson.com

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865-388-1833 – generalshale.com

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4605 Central Avenue Pike, Knoxville, TN 37912  
865-804-9664 – ritchiewoodworkco@gmail.com

## SMART BANK

5401 Kingston Pike Suite 600, Knoxville, TN 37919  
865-868-0650 – smartbank.com

## SMC RESIDENTIAL, LLC

804 E. Governor John Sevier Highway, Knoxville, TN 37920  
865-766-2154 – dathan@smcknox.net

## STALEY MARBLE & GRANITE INC.

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865-681-9003 – staleymarble.com

## STOCKTON MORTGAGE

282 Cherokee Professional Park, Maryville, TN 37804  
865-604-5207 – stockton.com

## STOKES ELECTRIC COMPANY

6220 Papermill Drive, Knoxville, TN 37919  
865-558-0351 – stokeslightingcenter.com

## SYMSPIRE

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866-557-0629 – symspire.com

## TAYLOR PLUMBING OF EAST TN, INC.

1104 Clinch Avenue, Clinton, TN 37716  
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