



Welcome to:  
**3241 Blazer Rd**  
**Franklin, TN 37064**

*Located near the very popular and quaint village of Leipers Fork in Williamson County TN, this is a very special and unique property, beckoning its new owners to continue to build upon the opportunities that await. Purchased 5+ years ago, the current owners were in pursuit of a dream property. A new 5BR home was to be built at the top of the hill, with panoramic views of the Southall Rd and Leipers Fork valley below. The farm house was fully renovated so that the owners could reside in it comfortably while building on top of the hill towards the back of the property. A two car garage with an apartment above was added. A fantastic custom barn was built, with living quarters, so that family and friends could also enjoy the property while visiting. A wonderful gathering place was built on a high knoll with awesome views; enjoy music, dining, family events and fellowship together. A gorgeous and sustainable landscape was created, with a large vineyard, fruit trees, berry bushes and organic gardening as the main focal point. As life would have it, the sellers have been blessed with a wonderful opportunity outside of Tennessee, and will be relocating.*

- *The original farm house located on the property has been completely gutted and fully renovated with an addition of an oversized 2-car garage and a fully functional apartment above.*
  - *Main home includes 2 bedrooms, one full bath, kitchen, family room and basement*
  - *Beech custom cabinets in kitchen, family room and bathroom with dovetail full extension Blum soft-close drawer glides and under-cabinet lazy susan pantry.*
  - *His/Her custom built Maple closets in master bedroom*
  - *Appliances include GE Adora gas cooktop and oven plus microwave; GE Adora Potscrubber dishwasher; LG stainless refrigerator with ice maker; Samsung stackable washer & dryer*
  - *Delta Leland kitchen faucet with pull-down spray head in Venetian bronze with a porcelain cast iron Kohler under mount sink*
  - *Brazilian Lapidus granite counter tops in kitchen and bathroom*
  - *5" hand-scraped Tigerwood flooring in family room and guest bedroom*
  - *Tiled kitchen and bathroom*
  - *Tiffany style Quoizel pendant lighting*
  - *Noritz gas tankless large capacity water heater with immediate hot water*
  - *Decorative crown molding and base; custom doors*
  - *Updated wiring with two 200 amp circuit breaker mains*
  - *Energy efficient double hung windows with Low-E gas and vinyl insulated frames*
  - *Screened in back porch with maintenance-free Cali bamboo composite decking*
  - *Deck, with built-in gazebo connects house with detached 2-car garage and apartment*
  - *30-year dimensional composition shingles on roof*
  - *325 gallon buried propane tank*
  - *1000 gallon septic tank*

- **Two-car garage is new addition in last five years**
  - Detached oversized
  - Two aluminum garage doors with garage door openers
  - 100 amp circuit breaker box feeds garage and apartment
- **Apartment Above 2-Car Garage**
  - Includes Kitchenette with double sink, granite counter top, KitchenAid compact stainless refrigerator (needs repair)
  - Tile and hardwood flooring
  - Gree mini-split heating and cooling system
  - 19x17 living area
  - Tiled bathroom includes custom vanity cabinet with single sink, large tiled shower with seamless glass door & toilet
  - Two ceiling fans
  - Vinyl clad tilt-out windows
- **Custom Post & Beam Barn by Sand Creek**
  - 48' x 42' Western Horse Design
  - Constructed of southern yellow pine lumber from North Georgia; all post and beams are six full inches and rough-cut with an authentic and rustic look. Sill plates are all eastern red cedar. Sand Creek website is [www.SandCreekPostandBeam.com](http://www.SandCreekPostandBeam.com)
  - Board & Batten wood siding
  - 50 Year Metal roof
  - Smooth concrete floor
  - 200 amp circuit breaker with 110 & 220 volt outlets
  - Lopi Liberty wood stove with green start igniter; heats up to 2500 square feet
  - Tool room with cabinets and pegboard
  - Reclaimed shelving and cabinetry
  - Powder room with sink and toilet on main level (not functional yet; needs septic permit)
  - Two 10' x 9' sliding barn doors and one 18' x 8' sliding door
  - 925 square foot fully insulated upstairs apartment/entertainment room includes:
    - Full bath with shower, toilet and pedestal sink; Corian counter tops with double sink; Whirlpool Gold cook top on custom cabinet; GE Advantium baking/microwave oven; Fujitsu Halcyon mini-split HVAC; Minka Aire ceiling fans with remotes; laminate wood flooring; tongue & groove pine interior walls & gabled ceilings; tilt-out vinyl clad windows; built-in bar area
    - Room measurements – Kitchen 11' x 10', Family Room 24' x 17', Loft Bedroom or Game Room 17' x 11'
  - ❖ Note – None of the plumbing in this building, although already installed, is currently connected or functional. Seller is in the process of securing necessary septic permitting in order to hook plumbing up and activate.
- **Entertainment Pavilion**
  - 67' x 37' covered pavilion with seating capacity of up to 200 guests
  - Wood/vinyl construction
  - Two separate rooms attached which can be used as dressing rooms, storage, etc.
  - Steps and handicap ramp for access
  - Parking area below
  - Spectacular views
- **Vineyard, Orchard & Berries**
  - Several varieties of wine grapes including Chardonnay, Cabernet Franc, Blaufrankisch, Traminer, Cynthiana & Chambourcin
  - Multiple fruit trees including 5 Peach, 7 Apple (Gala & Honey Crisp), 3 Pear, 3 Elderberry, and 1 Apricot
  - Multiple berry bushes including thornless blackberry, mock orange, blueberry, raspberry and pomegranate

- *Seven raised organic gardening & vegetable beds*
- **Cabin at the Lake**
  - *There's a quaint log cabin sitting alongside the pond that's located on one of the upper tiers of the property. Located near a wooded knoll with great views, this would be a great spot to read, meditate, write or just enjoy the beauty and sounds of the nature and views that are abounding on the property.*
- **Spring Site**
  - *Located just below the home is a beautiful everlasting spring site with small waterfall*
- **Choice Building Sites**
  - *Located near the rear of the property is an awesome ridgetop that would be a perfect home site for your new home. The sellers have already had "preliminary soils work" done on this site and have been told that it should be OK for a five-bedroom home. There's already a great road cut in to get up here. If you don't like this spot, pick another; there's more than one great building site!*