Welcome to
12207 Mallard Bay Dr, Knoxville, TN 37922

Exceptional outdoor living meets thoughtful custom design in Mallard Bay, a Fort Loudoun Lake community in Knoxville's desirable Choto area. Built in 2005 by Chuck Atkins and Joe Houck, this meticulously maintained home pairs a stone and Hardie plank exterior with more than 4,800 finished square feet across two spacious levels.

The updated eat-in kitchen features stainless steel appliances, two islands with marble countertops, a dedicated workspace, and a cabinet pantry. A butler's pantry connects the kitchen to the formal dining room, creating an easy flow for entertaining. In the family room, a striking floor-to-ceiling fireplace, detailed moldings, and built-in bookshelves create an inviting gathering space. This room opens to an expansive screened porch overlooking the private backyard.

Designed for memorable evenings at home, the outdoor living area features a pool, hot tub, and covered pavilion with an outdoor kitchen and wood-burning fireplace surrounded by a trees for complete privacy. Whether hosting friends or enjoying a quiet afternoon by the water, this space offers a beautiful extension of the home.

The main-level primary suite includes a sitting area and a spacious spa-like bath with dual vanities, a soaking tub, and a walk-in shower. A home office, powder room, and generous mudroom and laundry area complete the main level, with convenient access from the three-car garage and side driveway entrance.

Upstairs, three additional bedrooms each offer an en-suite bathroom and generous closet space. A recreation room with a wet bar and a separate movie room provide room to relax and entertain, with access from both the upstairs hall and a rear staircase off the kitchen. A walk-up attic provides the opportunity to finish additional living space while still providing plenty of walk in storage rooms.

Impeccably cared for by its original owners and enhanced with custom updates, this home offers privacy, versatile living spaces, and access to Mallard Bay's community boat launch. Schedule your private showing to experience this exceptional Choto home and its remarkable outdoor retreat.

<u>Exterior Features</u>

- Extending landscaping with beautiful curb appeal and irrigation system
- Covered front porch with beautiful double door entry
- Spacious screened in patio overlooking private backyard
- Beautiful Gunite pool and hot tub with UV ultra filtration system and new Delta UV light tower (2026) and food filtration capsule with larger filters (2026)
- Covered pavilion with outdoor kitchen area featuring gas grill, sink and bar fridge and granite countertops (2025)
- Outdoor wood burning fireplace under pavilion with Pennsylvania Bluestone pool decking
- Spacious flat driveway with ample parking space
- 3-car side load garage with epoxy floors
- Attractive stone and Hardy Plank siding
- Walk-up attic that could be finished for additional living space and additional walk-in storage space
- Usable crawl space with vapor barrier

<u>Main Level Features</u>

- First floor master suite double tray ceilings
- Updated master bath with dual vanity, soaking tub, and walk in shower and separate toilet area (2018)
- Expansive master closet with custom built ins

- Phenomenal gourmet eat-in kitchen with two kitchen islands, with stainless steel appliances including gas cooktop, double oven, built in microwave and warming drawer, with marble countertops, under cabinet lighting, beautiful backsplash, bar-top seating, cabinet pantry and additional walk in closet that could be additional pantry
- Formal dining room with coffered ceiling and home office with French doors and barrel ceiling
- Butlers pantry leading to dining room
- Open floor plan offering family room with built in bookshelves, coffered ceiling, and gas fireplace with custom moldings
- Extensive moldings and woodworking finishes throughout with arched doorways, widened hallways, and 9 foot doorways
- Large laundry room with soaking sink, cabinetry, and granite counters
- Drop zone off 3-car garage perfect for backpacks, coats, and shoes.
- Updated lighting fixtures and custom paint
- Plantain shutters throughout the entire home with custom drapery
- Hardwood floors throughout the entire first level with tile in laundry room

Upper Level Features

- 3 additional bedrooms with en-suite bathrooms and large walk in closets
- Decorative wall molding in bedroom
- Custom drapery and crown molding throughout upstairs level
- Built in nook in 2nd bedroom for desk or changing area
- Hardwood flooring in hallway and carpet in bedrooms
- Bonus room with wet-bar area and separate bonus area being used as a theater room
- Walk-up attic offering storage or the potential for an additional 1,287 of finished space, while still leaving two large walk in storage areas

Mechanical Features & Additional Improvements

- 1st and 2nd floor HVAC system replaced in 2020 and 2018
- Navian tankless hot-water heater replaced in 2025
- New pool filtration capsule and UV light tower in 2026
- New pool vacuum in 2026
- New champion garage door openers (2) in 2016
- Perfect Water water softener installed in 2018 and serviced annually
- Walk in crawl space with vapor barrier
- New roof in 2011 and new flashing in 2018
- Exterior or home painted in 2021
- Kitchen remodeled in 2018
- Surround sound speakers on main level of home
- Central vacuum throughout entire home
- Gas fireplace serviced in 2025
- New roof and flashing in 2011-2012
- ADT home security system
- Yard irrigation system (service by Bell Irrigation Co)
- Wooden plantain shutters and wood blinds throughout the home.
- Active termite contract with Honor Guard good through 2036

Schools

Northshore Elementary
Farragut Middle
Farragut Intermediate
Farragut High School

All information is deemed reliable, but not guaranteed. Buyer to verify all information.