

400 Burney Circle, Knoxville, TN 37934

Main-Level Living | Private Setting | Walkable Community

Designed for main level living and everyday convenience, this customized Saddlebrooke Lakeland model offers an open floor plan with three bedrooms on the main level, thoughtful upgrades throughout, and a private backyard setting in Baldwin Park with access to walking trails, sidewalks, and nearby shopping and dining. Original owners have beautifully maintained the home and enhanced both the interior and exterior with quality finishes and functional improvements.

Main Level Features:

Layout Highlights

- Three bedrooms and two full baths on the main level
- One-step entry from garage to interior and no steps to backyard
- Wood flooring throughout main living areas
- Added windows bringing in natural light and views of the private yard
- Hunter Douglas Silhouette blinds for privacy and light control
- Bullnose finishes and crown molding throughout

Kitchen & Living Spaces

- Oversized center island with LED pendant lighting
- Walk in pantry and storage closets
- Under-cabinet lighting
- Granite composite sink
- Bosch dishwasher and newer microwave (2021)
- Induction cooktop
- Sunroom area off kitchen perfect for reading nook or eat-in area
- Gas fireplace with upgraded surround
- Recessed lighting and upgraded coffered wood ceiling treatment
- Formal dining room with wainscoting

Primary Suite & Baths

- Tray ceiling in primary bedroom with large walk-in closet
- Walk-in shower
- Upgraded Kohler toilets

Mechanical & Smart Features

- Tankless hot water heater
- Gas Trane HVAC (Aug 2022) with transferable warranty (within 60 days of buyer's application)
- Smart thermostat
- Whole-house water filtration with Aquafina softener and filter
- Upgraded garage door hardware (2024)

Second Level Features:

- Oversized bonus room with closet storage and full bathroom
- Double window bringing in natural light
- Walk-in attic storage

- Exhaust fan ideal for hobby, art, or studio space
- Upgraded banister

Outdoor Living and Exterior

- Low maintenance with mowing and annual mulching (perimeter of home) provided by HOA
- Private screened porch with custom shades and custom paver patio
- Mature landscaping providing complete privacy from neighbors
- Irrigation system
- French drains installed in back and side yards
- Custom flagstone front walk
- Termite contract with Arrow (transferable to buyer)
- Outdoor cameras, SimpliSafe system, and Ring doorbell

Conveyances

- Garage shelving
- All appliances including kitchen refrigerator, washer, dryer, wine cooler, and garage freezer
- Outside water feature to remain with planters
- Large gym equipment and two safes (one large and one small)