



**Close to Everything Yet Away from It All**



## **THE RESERVE AT ASHLAND FARMS**

**Nestled in a lush mountain valley and surrounded by spectacular views of the Cumberland River below, The Reserve at Ashland Farms is 143 acres of residential, retail and hospitality space just 18 miles from downtown Nashville, Tennessee.**

**RESERVEAF.COM**



**The Reserve at Ashland Farms offers breathtaking views of the river, rolling hills and fertile farmland all within an intimate setting, lively pedestrian "Main Street Village" streetscape and first-rate residential choices.**

**The development offers four distinct but equally charming neighborhood options:**

- **THE ESTATE COLLECTION - from \$497,000**  
3400s sq. ft. and up custom Estate Homes on minimum 1/3 acre river view lots
- **THE VILLAGE COLLECTION - from \$549,000**  
2800 sq. ft. three bedroom tri-level Brownstone Elevator Townhomes with expansive rooftop view terraces close to the Main Street Village and town square
- **THE ARTISAN COLLECTION - from \$297,000**  
1800-2800 sq. ft. single level Craftsman Homes on minimum 8500 sq. ft. lots with garage rooftop view terraces
- **THE CUMBERLAND BUNGALOWS - from \$166,500**  
900-1500 sq. ft. Tudor Craftsman Vacation Bungalows clustered around The Reserve Market Bakery & Grill



**By blending architecture celebrating America's past, The Reserve at Ashland Farms Main Street Village will include unique retailers, outdoor cafes, an open air amphitheater, boutiques, kiosks, courtyards, fountains, rooftop dining, and pedestrian friendly spaces. This grounds-up development promises an unsurpassed living, shopping and dining experience offering Reserve residents a level of convenience unmatched in suburban Nashville.**

# **MAIN STREET VILLAGE**



**Starting at 3400 sq. ft. and completely customizable, The Estate Collection at Ashland Farms effortlessly blends authentic old world character with modern interiors and amenities. These homes on minimum 1/3 acre lots take an organic approach by drawing directly from European, French Country, Tudor, Tuscan, Victorian, and Craftsman influenced architectural styles.**



**VISIT [RESERVEAF.COM](http://RESERVEAF.COM) TO VIEW SPECIFIC ESTATE COLLECTION FLOOR PLANS**

**The result will be a community that has the depth, variety and appeal of a historic neighborhood hamlet that has evolved naturally over time.**



# **ESTATE COLLECTION**

# ESTATE COLLECTION

3400 sq. ft. and up custom homes on minimum 1/3 acre river view lots

# European



**Highland - 3979 sq. ft.**

The Reserve at Ashland Farms provides the ideal canvas for this community design with its wide-swept vistas and breathtaking river views. The goal is to build as authentically and efficiently as possible. We have a tremendous amount of respect for the history and beauty of this land, and our homes are inspired by that beauty.



**Wilshire - 4318 sq. ft.**



**Mansfield - 4237 sq. ft.**

Typically European homes have 1 to 2 stories, with brick, stone or stucco exteriors. They present an elegant look with rich ornamental detailing.



**Shackleford - 5196 sq. ft.**



**Rossmore - 5858 sq. ft.**



**Deauville - 3800 sq. ft.**



**Provence - 3938 sq. ft.**



**Windsor - 4453 sq. ft.**



**Marseille - 3800 sq. ft.**



**Normandy - 4850 sq. ft.**

**French Country Homes present an elegant two story facade, often dressed with brick or stone and feature multiple roof elements that provide a series of visual focus points along the home's elevation. They also have a central door, often decorated with architectural dressing, providing an inspiring formal entrance.**



**Marquis - 5448 sq. ft.**



**Marmont - 4191 sq. ft.**

# **ESTATE COLLECTION French Country**

# ESTATE COLLECTION

# Tudor



**Aberdeen - 5050 sq. ft.**

The quintessential Tudor home plan features contrasting whitewashed plaster against diagonally placed heavy dark beams, a sloping roof, and the focal point of a substantially patterned stone or brick chimney.



**Tiburon - 4166 sq. ft.**



**Cambridge - 3681 sq. ft.**

Other accenting features include multi-paned casement or mullioned windows, rounded doorways and a projecting bay window cantilevered over the first floor.



**Blackburn - 3543 sq. ft.**



**Inverness - 3842 sq. ft.**

# PINNACLE POOL & PAVILION



**A private Hilltop Club with spectacular views of the Cumberland River will be a gathering place for all in the community to share. Amenities include a kitchen & bar, health facilities & spa, event rooms, and an open air pavilion.**





# COMMUNITY MASTER PLAN

187 DETACH LOTS AT 0.24 ACRES AVERAGE	43.80
84 ARTISAN LOTS AT 0.28 ACRES AVERAGE	23.52
43 BUNGALOW LOTS AT 0.18 ACRES AVERAGE	7.74
208 TOWNHOMES ON 0.26 ACRES	53.68
22.83 ACRES OF RECREATION SPACE	11.61
0.80 ACRES FOR CUMBERLAND	0.80
0.87 ACRES COMMERCIAL	0.87
0.11 ACRES ROADWAY	0.11
<b>246.83 ACRES TOTAL</b>	

by [lyl@koston.com](mailto:lyl@koston.com)





**Siena - 5203 sq. ft.**



**Firenze - 3708 sq. ft.**



**Lucca - 3589 sq. ft.**

**Tuscan home plans echo the relaxed, outdoor lifestyle of the region that gives them their name, and draws on multiple design elements resulting in a rustic elegance.**

**The key to distinguishing the Tuscan style home is the trademark stone and stucco exterior, tile roof and arched doorways and patios.**



**Umbria - 3458 sq. ft.**



**Arezzo - 4719 sq. ft.**

**ESTATE COLLECTION**

**Tuscan**

# ESTATE COLLECTION

# Victorian



**Santa Rosa - 4821 sq. ft.**

**The friendly, welcoming front porch featured in the Victorian home plan draws the eye upwards toward the multi-storied elevation.**



**Sonoma - 4124 sq. ft.**



**Marin - 3669 sq. ft.**

**Its many ornamental elements include turned posts, spindles, brackets under the eaves, turrets, towers, and gables with louvered vents.**



**Napa - 3431 sq. ft.**



**Petaluma - 7337 sq. ft.**



**Kingsley - 3823 sq. ft.**



**Ridgeley - 3756 sq. ft.**



**Lewis - 4239 sq. ft.**

**Craftsman style homes, close cousins to bungalows, remain one of the most sought-after for those who desire quality detail in a home.**

**The signature wide, inviting porch, supported by heavy square columns calls out for a hanging swing and rocker.**

**Unpretentious and understated, the Craftsman home plans are a quintessential American design.**



**Greene & Greene - 5000 sq. ft.**



**Troy - 4768 sq. ft.**

# **ESTATE COLLECTION**

# **Craftsman**



**The community offers a village green, walking trails, pocket parks, a covered bridge, waterside gazebo, running streams, waterfalls and stocked ponds.**

# **WATERSIDE GAZEBO**



**The Village Brownstones offer a particular lifestyle for those who like to be nearer to action and want a home with a sophisticated urban appeal. At 2800 sq. ft., these three bedroom tri-level Elevator Townhomes have expansive rooftop view terraces and are close to the Main Street Village.**

# **VILLAGE BROWNSTONES**

Surrounding the Main Street Retail Village, these residents will be privy to immediate shopping and entertainment venues parlaying a sense of living in a small downtown area. Each Brownstone will have a large open rooftop terrace for grilling and dining to the sounds of the nearby music venues or for viewing the seasonal displays of the Ford Amphitheater below.

Once ready for privacy, the residents can retire to their quiet 2800 sq. ft. interior with its luxury features. While the exteriors of these grand units harken back to the early days of a nostalgic New York neighborhood, the interiors boast features of today's modern Manhattan apartment.

Immediately upon entering the units, guests will be greeted by a three story atrium housing a glass elevator that can deliver them directly to the rooftop terrace or any floor between. Private garages serve each brownstone with flex space behind that can be utilized as a private fourth bedroom, studio, exercise space, storage, or whatever the owner desires.

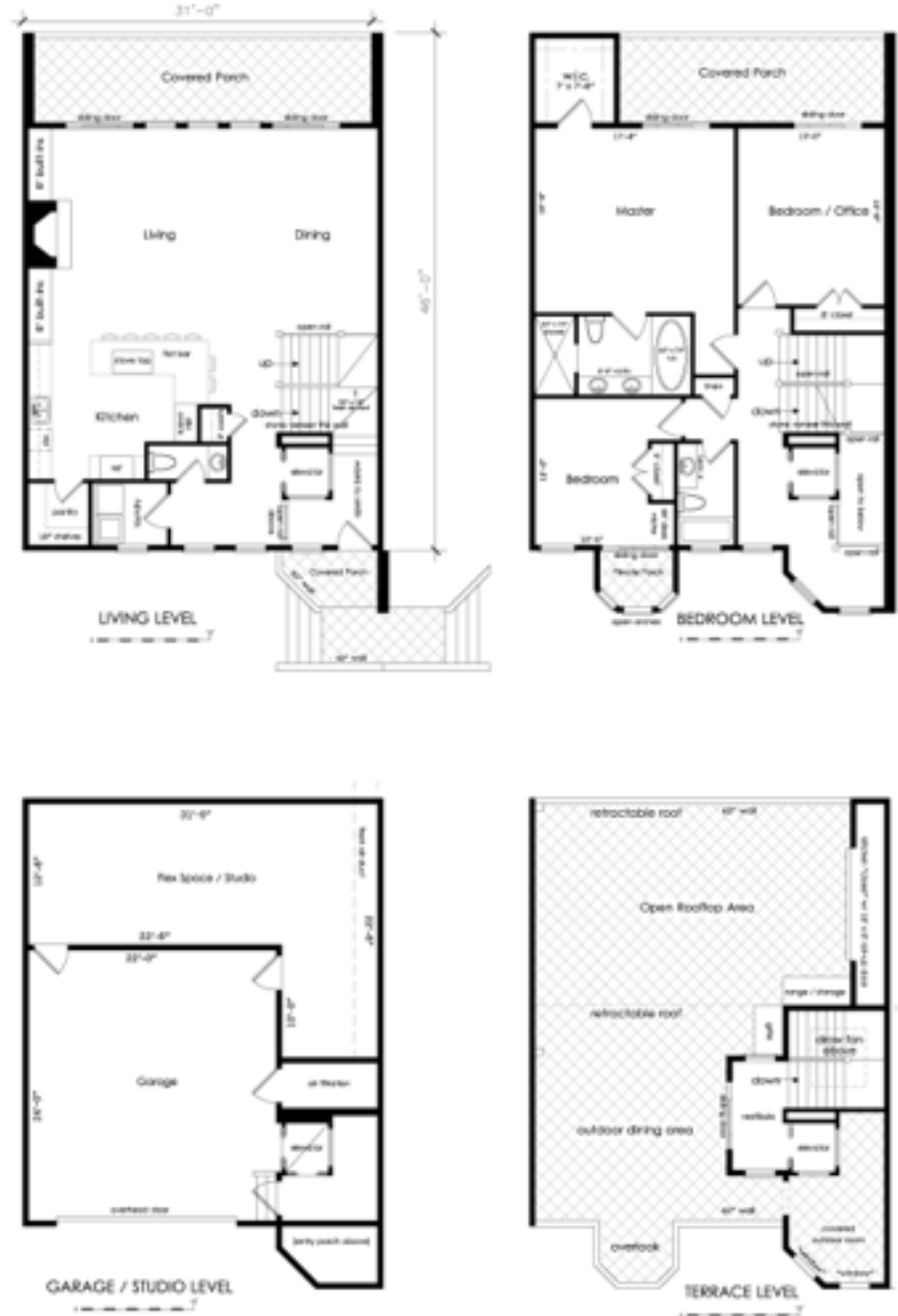
The Village Brownstone's 30-foot wide footprint provides for private covered porches on each floor for all rooms, allowing expansive views of the Cumberland River below.

The living levels open floorplan has the living, dining, and kitchen areas all flowing together along with a walk-in laundry, large walk-in pantry and powder room for guests.

The sleeping level has two large bedrooms with covered porch access and a shared bathroom. This level also houses the master bedroom which showcases a large separate tub and shower, long double vanity, and large walk-in closet.

## Village Towhomes

FLOOR PLANS  
2,787 SF HEATED, TYPICAL



# ARTISAN COLLECTION

1800 - 2800 sq. ft.

The Artisan Cottages surround the natural rift valley of the Reserve at Ashland Farms, which will incorporate walking trails on each side of the running stream that moves from Ashland Falls and settles at Cheatham Lake. The Artisan Cottages recall the friendly walkable neighborhoods of the past into an updated community that serves the expectations of today's new home customer. The extensive green space of this valley will be directly enjoyed by the residents of the Artisan Cottages due to the specialty feature of each homes "garage top" pavilion or deck which is oriented to have elevated views of the beautiful Cumberland River valley below.



**THE ASHLAND** - 3 bedroom, 2.5 bath, at 1802 sq. ft., has a 40 foot wide front living/dining area that opens around the corner to the kitchen separated by a 9 foot raised bar. The home has additional storage closets and a very open feel with sleeping areas privately separated from the living areas of the home.





**THE JAMESON -**  
3 bedroom, 2.5 bath, at 2266 sq. ft., has a private front porch at 40 ft. by 10 ft. deep with a front facing fireplace that serves the large interior living space which opens over 40 ft. back to the rear kitchen wall. The Master Bedroom has a private entry area with a large walk in laundry room and two nice walk-in closets. The very large kitchen also has a 5 ft. by 6 ft. walk-in pantry and a 10 ft. x 4 ft. flat bar island.

**THE LOOKOUT -**  
3 bedroom, 2.5 bath, at 2180 sq. ft., has a large wrap-around front porch with a "walk-around" front fireplace. A private entry to the master's sleeping quarters separates from the sleeping areas of the guests or children, yet all areas re-gather to the public areas of this spacious home, which also boasts counter space in a walk-in laundry room.



# ARTISAN COLLECTION

# CUMBERLAND BUNGALOWS

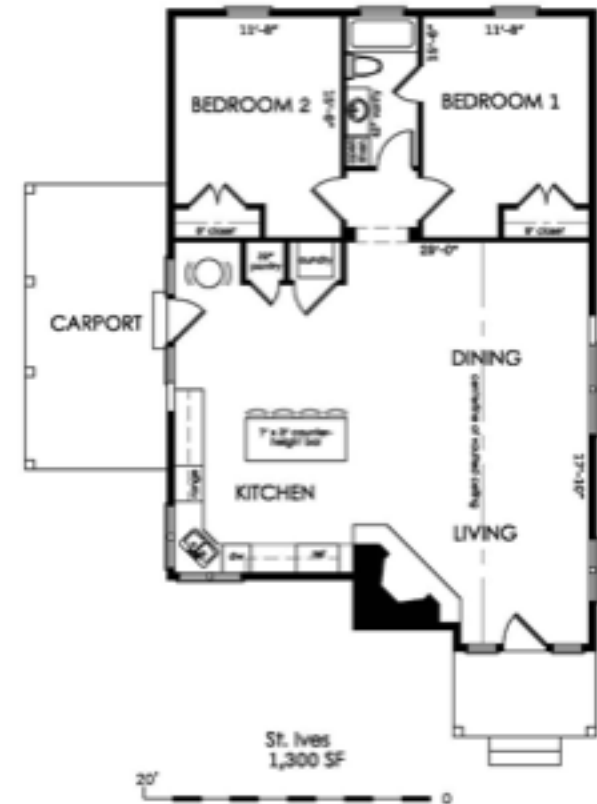
900 - 1500 sq. ft.

**The Cumberland Bungalows satisfy the need for a smaller footprint home as well as being wonderful investment properties. One can purchase a Cumberland Bungalow to live in while their Estate Homes are being completed, then lease to others who are in transition to their new Estate Homes. These charming homes also can serve as wonderful vacation getaways or guest homes for out of town visitors.**



## St. Ives

**The Cumberland Bungalows surround the Reserve Market Bakery and Grill so, within a very short walk, neighbors can gather at the rear porch and enjoy great food and drink along with the spectacular views of the surrounding natural setting. As with all areas of The Reserve at Ashland Farms, there are greenspaces and venues for live music and entertainment to serve our residents and guests.**





**Fairyland**



**Montclair**



# CUMBERLAND BUNGALOWS



**The Reserve Market Bakery & Grill will include local organic products from Green Door Gourmet, as well as craft beer, wine, sundries, a full service kitchen with continental dining and concierge service for all Reserve residents.**

# **RESERVE MARKET BAKERY & GRILL**

# Close to Everything Yet Away from It All



**Nashville, Tennessee, the fourth largest city in the Southeastern United States, is a center for the music, publishing, banking, healthcare, and transportation industries as well as home to numerous colleges and universities.**

**The region benefits from a generally mild climate and an abundance of scenic parklands which offer recreational opportunities throughout the seasons. Tennessee has no state income tax and no personal property taxes, with a generally low cost of living.**



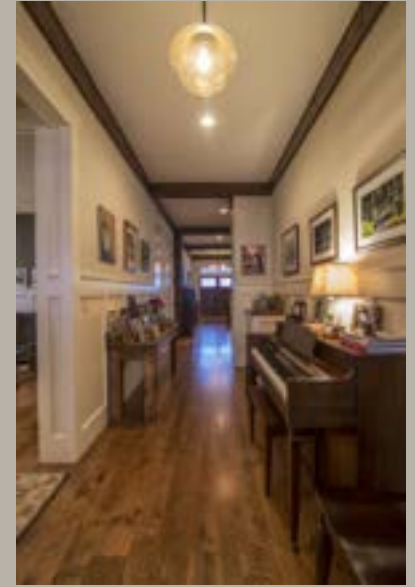
**With no shortage of beautiful scenery, the region is blessed with unspoiled farmland, the sinewy wind of the Cumberland River, and charming ma and pa stores. Popular local activities include an extensive network of hiking trails, horseback riding, rock climbing, mountain biking, golfing, boating, kayaking, and fishing.**



# FORM FOLLOWS EMOTION



**The Reserve at Ashland Farms hosts a full service in-house design and build team that prides itself in exceeding its customers' discerning tastes and expectations.**





**We can customize any home at any size,  
and we thoroughly enjoy the process of  
collaborating with homeowners to build  
their forever home.**



**FORM FOLLOWS EMOTION**

# Close to Everything



## Yet Away from It All

**Tel. 1-800-436-1820**

**Email: [welcome@reserveaf.com](mailto:welcome@reserveaf.com)**

**RESERVEAF.COM**

**3500 River Road  
Ashland City, TN**

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