



**\$624,900 \$149/sqft - For Sale -**  
**562 Great Angelica Way Lot 312**  
**Nolensville, TN 37135**  
 5 Beds, 4 Full Baths, 4193 SqFt

**MLS #: 1960182**

<b>Status:</b>	Active
<b>Year Built:</b>	2015 Model
<b>Area:</b>	10 - Williamson
<b>Subdivision:</b>	Arrington Retreat Sec 3
<b>Class - Type:</b>	Residential - Site Built
<b>Tax ID:</b>	109E C 012.00
<b>Days On Market:</b>	93

**Public Remarks:** Luxury 5BR (2 Down, 3 UP), 4BA with custom high end finishes. Custom blinds, irrigation, security lighting & professional landscaping. Media room with sound system PLUS huge game room. Community pool & recreation area. Energy STAR certified Drees model home. NO CITY TAXES! Only 10 minutes to Franklin.

**Directions:** From I-840 take EXIT 42. Head north on US-31 ALT N/US-41A N (Nolensville Pike) for 2.4 miles. Arrington Retreat will be on left. Turn left onto Sedona Woods Trail for 0.3 miles. Turn left onto Crescent Moon Circle then right onto Great Angelica Way.

**General Information**

**Acres:** 0.40 / Calculated from Plat

**Association Fee:** \$65 Quarterly

**Basement:** None / Crawl

**Community Amenities:** Clubhouse / Pool / Park / Underground Utilities / Walking Trail

**Construction:** All Brick

**Deed Book and Page:** 59 / 52

**Floors:** Carpet / Finished Wood / Tile

**Listing Detail:** Exclusive Right To Sell - Standard

**Lot:** / Slope

**Parking (Garage):** 3 / Attached - SIDE

**Parking (Open):** / Aggregate

**Roof:** Composition Shingle

**Stories:** 2

**Style:** Traditional

**Rooms and Dimensions**

<b>Living Room:</b>	19X17 / Combination
<b>Kitchen:</b>	16X17 / Eat-In
<b>Master Bath:</b>	Shower Tub Separate / Suite
<b>Bed 1:</b>	17X16 / Master Bedroom Up
<b>Bed 2:</b>	13X15 / Master Bedroom Down
<b>Bed 3:</b>	12X12 / Bath
<b>Bed 4:</b>	13X11 / Walk-In Closet

<b>Dining Room:</b>	16X10 / Combination
<b>Den:</b>	/ Bookcases
<b>Rec Room:</b>	23X16 / 2nd Floor
<b>Hobby Room:</b>	18X14 / Other
<b>Additional Room 1:</b>	12X12 / Bedroom 5
<b>Additional Room 2:</b>	13X11 / Office

**Room Totals and Square Footage**

<b>Main Floor:</b>	2 Beds	2 FB	0 HB	1944 SF
<b>Second Floor:</b>	3 Beds	2 FB		2249 SF
<b>Total:</b>	5 Beds	4 Full Bath	0 Half Bath	4193 SqFt / Prior Appraisal

**Utilities**

Utility District Water / Private Sewer  
 Electric Central Cooling  
 Gas Energy Star HVAC Heat

**Appliances**

Gas Cooktop Range  
 Electric Double Oven  
 Disposal / Microwave / Refrigerator / Dishwasher / Energy Star Appliances

**Interior Features**

1 Fireplace  
 Blinds Only Remain  
 Air Filter  
 Ceiling Fan  
 Extra Closets  
 Smoke Alarm  
 Storage  
 Walk-In Closets

**Exterior Features**

Garage Door Opener  
 Sprinkler  
 Covered Deck  
 Covered Patio  
 Covered Porch  
 Patio

**Schools**

<b>Elementary 1:</b>	College Grove Elementary
<b>Middle/JR:</b>	Fred J Page Middle School
<b>High:</b>	Fred J Page High School

**Miscellaneous**

<b>Taxes and Financing:</b>	\$2,611 Annual Taxes
<b>Miscellaneous:</b>	Burglar Alarm / Entry Foyer / Cable TV / Home Network
<b>Energy Features:</b>	Programmable Thermostat / Fireplace Insert / Insulated Glass Windows / Energy Star Windows
<b>Green Certifying Body</b>	Energy Star Certified Home

**Contract Information**

<b>Original List Price:</b>	\$679,900
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