

1101 Meroney St
Chattanooga, TN 37405



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\$ 685,000

4 Bedrooms . 3 Bathrooms . 2,770 Sqft

OPEN HOUSE SUNDAY 1/20 2-4 PM CUSTOM New construction In Magnolia One and it can be yours NOW! Zoned Normal Park and boasting STUNNING views of downtown Chattanooga, Signal Mtn, TN river, Stringer's Ridge and Lookout Mtn. Magnolia One will be a gated neighborhood with sidewalks, a community pool & pool house. Designed & built by Antidote Architecture- EPB Certified Smart Build home. By keeping energy efficiency a priority, you will making a wise long term investment. Green features include- ERV system, tankless water heater, added insulation, chemical free paints, electric mini split units and locally sourced materials. Very unique to North Chattanooga this property is a FLAT, FENCED backyard. While kids, pets or friends gather for fun, there are outdoor gas hookups in place for your grill. High design creates interest in every room! Fall in LOVE with a dramatic foyer and open concept. Absolutely beautiful stained concrete floors flow through the entire first floor. The downstairs bedroom/office has an exterior entrance and ADA accessible bath. This space would make an excellent guest room or in-law suite if the need for multi-generational living is needed. A bonus/media room upstairs is the perfect hang out area for the entire family. A thoughtful design gives you a built in desk area...



India Cox

PHONE

423-506-4404