

**443 Canyon Springs Dr.**  
**Hixson, TN 37343**



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**MLS# 1305059**



**\$ 623,000**

**4 Bedrooms . 4.5 Bathrooms . 3,778 Sqft**

BRAND NEW HOME in The Canyons at Falling Water! A neighborhood loved for its scenic views, rural atmosphere and convenient location - an easy 12 mile commute on Hwy 27 to downtown Chattanooga! No road work on this side of town! This custom design has never been built before and was a collaborative effort between builder and designer. Classic design with farmhouse influences and no shortage of upgrades throughout! 4 Bed, 4.5 Bath with Bonus Room and just under 3,800sf! Besides a 3 Car Garage, this home has spacious closets throughout and huge UNFINISHED walk-out attic for storage or future completion (plus it's already plumbed for a second laundry)! The exterior is 3/4 brick with fiber-cement lap siding on the back. While the covered front porch is welcoming to guests, the new homeowner will greatly appreciate the thoughtfully designed entry from the garage featuring a spacious mudroom with built-in bench. The generous floor plan also provides for a single dining area open to the Great Room and Foyer. The Kitchen island is just under 10 feet long and is ideal for in-kitchen dining. The Great Room is two-story and has windows in the upper gable for wooded views from your sofa! A two-story fireplace is wrapped in shiplap. The Kitchen is the focal point of this home with over-sized work...



**Becky Cope English**

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