

APERTURE
GLOBAL REAL ESTATE



825B KIRKWOOD AVE

ANOTHER INSPIRED PROPERTY BROUGHT
TO YOU BY CRAFTSMAN RESIDENTIAL



NOTABLE FEATURES

- The stone-lined entry elevation features Carriage House wood garage doors and mahogany entry gate that opens into your paver-lined courtyard featuring an Iron Lion Steel entry door.
- The kitchen features a 9' island with seating for four, hidden lighting, pullout cabinet features and built-in bar, epitomizing elegance and modern convenience. This gourmet kitchen is loaded with the latest in premium appliances. The working pantry includes 2 Wolf ovens and lighting & plugs hidden under upper cabinets.
- The great room provides family gathering space with the warmth of a wood-burning fireplace with custom stucco surround. A contemporary-styled wet bar includes under cabinet paneled refrigerator & bar sink.
- The primary suite is located on the main floor with window-lined walls pre-wired for power screens, overlooking the pool. The primary ensuite bath has heated marble floors, zero-entry shower with marble tile and a free-standing tub.
- The rear covered porch off the great room includes a gas fireplace with gas logs, overlooks the pool & rear yard, and is prewired for TV & power screens. The 10 x 30 foot pool includes a tanning ledge and built in seating.
- The .28-acre lot features a large, private backyard with a gunite pool and an 8' privacy fence, complemented by additional trees planted along the rear for privacy. The landscaping package features a design by a landscape architect, a fully sodded yard with automated irrigation, and includes pre-paid sod treatments for 2025 by Drew's.

DETAILS & DESIGN

This sophisticated home by Craftsman Residential delivers a new level of Nashville luxury living. No detail was missed in this estate-quality home, featuring a courtyard entry leading to a custom front door & light-filled entry. The gourmet kitchen showcases luxury appliance brands like SubZero, Wolf & Bosch set in custom rift-sawn white oak cabinetry. Designer lighting from Visual Comfort and Arteriors, decora-style switches with screwless covers, and Kohler & Brizo fixtures enhance the home's elegance. Architectural touches abound throughout the home like Masonite solid core doors with Emtek hardware, custom millwork including white oak beams in the foyer, and wide plank white oak hardwood floors. The great room centers around a wood-burning fireplace, prepped for gas log igniters with a custom Monosideral stucco surround. Two sets of Pella sliding glass doors create an interconnected indoor/outdoor living environment with automated power screens and a view overlooking your heated, gunite pool. The grounds are landscaped with privacy plantings creating layers between you and your not-so-close neighbors. Lastly, the home is tech-ready - prewired for security cameras, whole-house audio, power shades, and wireless access points.



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Designed for entertaining with wonderful family gathering spaces, you will find the perfect flow from the wet bar to the outdoor pool & lanai to the great room with its majestic fireplace and modern chandelier. The kitchen lends itself as well with the island with seating for four and an extra-large pantry with custom-built cabinetry and room for all those space-taking countertop appliances, leaving your kitchen clean and ready. Host elegant dinner parties with the perfect area your dining table and floor-to-ceiling windows.

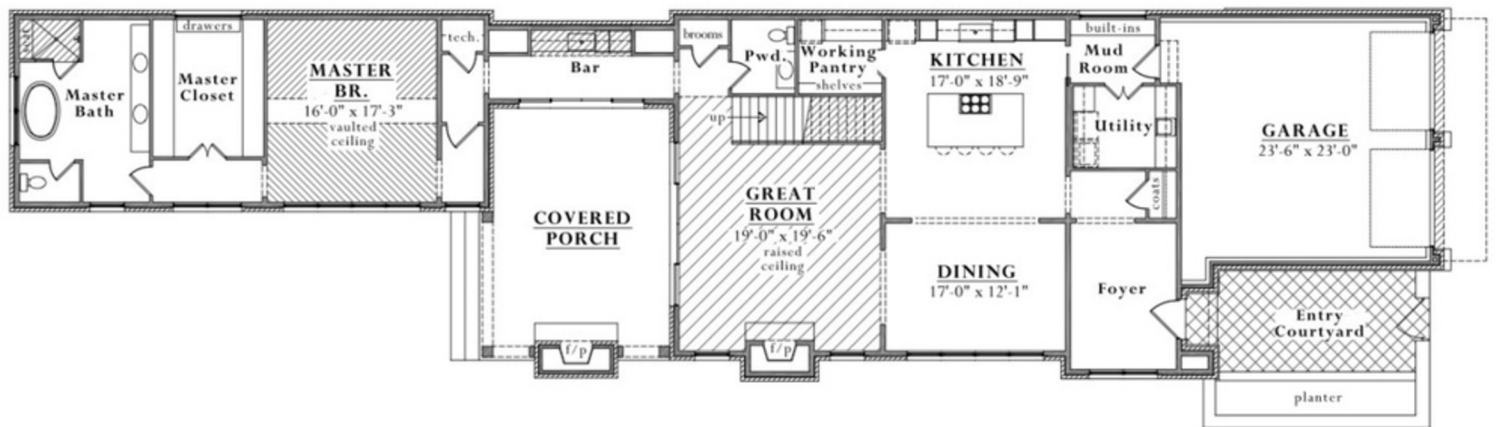
The primary suite boasts 14-foot ceilings with window-lined walls overlooking the pool. The luxurious bath features a custom-sized vanity, heated marble floors with a programmable Wi-Fi controller, a zero-entry marble shower with a bench and handheld shower wand, and a separate freestanding tub. A spacious closet provides ample room for two wardrobes.

Upstairs, the floor plan includes three bedrooms with ensuite bathrooms, including a Junior Suite with an oversized bathroom and walk-in closet, plus two additional bedrooms with large walk-in closets and tubs. You will also find the office nook, the bonus room with vaulted ceiling, prewired for audio and 2 TVs. The full secondary laundry room and additional walk-in conditioned storage round out the square footage this home has to offer.



4 BEDROOMS
4.5 BATHROOMS
4661 SQFT

1ST LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN





12 SOUTH

DISTRICT & NEIGHBORHOOD

ABOUT THE AREA

Near 825B Kirkwood, Nashville, TN, you'll find a vibrant neighborhood with an array of attractions and amenities. The area boasts popular restaurants, cozy cafes, and trendy shops, offering a variety of dining and shopping experiences. Nearby parks and green spaces provide opportunities for outdoor activities and relaxation. Additionally, the home is conveniently located close to excellent schools, making it ideal for families. The proximity to downtown Nashville ensures easy access to cultural landmarks, entertainment venues, and the lively music scene for which the city is famous.

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