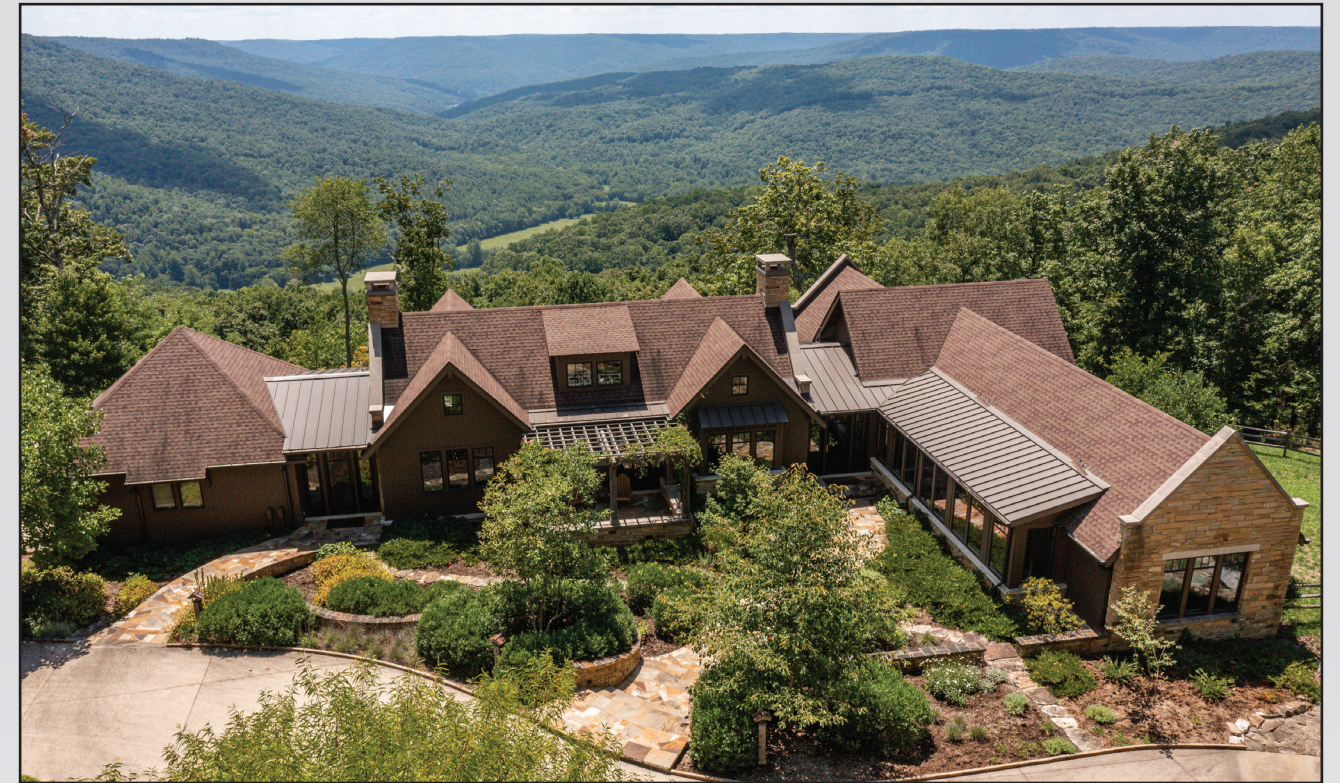




815 Myers Point Road
Sewanee, TN 37375

Exclusive Myers Point Mountain Retreat Incomparable Construction | Matchless Views

Breathtaking panoramic views of Lost Cove, Champion Cove and the Cumberland Plateau greet you from nearly every window in this spectacular, custom-built mountain retreat in exclusive Myers Point. Meander along beautiful pathways through enchanted perennial gardens to your private overlook, where you may even spot herds of buffalo grazing in the valley below. You may want to bring a bottle of your favorite wine to enjoy as you take in one of the most spectacular views you will ever see.

Upon entering the generously proportioned hearth room, you are greeted by soaring timber-framed ceilings and an impressive dry-stack stone, wood-burning fireplace. The perfect spot to gather with family and friends, there's a convenient custom dry bar with glass front cabinetry. Adjacent to the hearth room is an inviting sitting area to dash off a quick note or to perhaps pen the next great American novel.

The gourmet kitchen and formal dining room are

seamlessly divided by an expansive, custom quartz china cabinet with glass front doors and ample storage for linens and fine china. French doors open from either side of the dining room to the expansive screened porch overlooking mountain views and to the arbor-shaded terrace by the front entrance.

In the primary bedroom, custom wood beams accent stunning vaulted ceilings, and a sunny alcove overlooks the view that's perfect for curling up with a good book. His and hers custom closets with built-ins lead to the en suite bath with Crab Orchard stone counters and tub surround. The well-designed floor plan also provides privacy when guests come to stay. A charming library/gallery hall with built-in bookcases and art niches lead to an office and separate ensuite guest retreat.

This stunning home maintains its stately character with no detail being overlooked, yet somehow manages to feel warm, inviting and a part of the landscape.

For more information, contact:



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815 Myers Point Road Sewanee, TN 37375

Offered at \$3,200,000

- 5.73 Acres
- 3,492 SF Custom Home
- Built 2016 | 1-story
- 3 Bedrooms | 3 ½ Baths
- Vaulted Ceilings
- Spectacular Views
- Screened Porch
- Multiple Terraces
- Exclusive Myers Point community
- 480-acre private community
- Protected lakes, bluff views

INCOMPARABLE MOUNTAIN RETREAT

- Custom designed and built for the site
- Matchless views
- Expansive, light-filled rooms
- Soaring timber-framed ceilings

29'x14' Hearth room

- Dry, stacked-stone fireplace, wood-burning
- Custom dry bar with glass front cabinetry
- Adjacent sitting area

15'x19' Dining room

- Custom quartz china cabinet with glass front doors
- French doors open to screened porch, mountain views
- Opposite, French doors open to shaded front terrace

15'x18' Kitchen, eat-in

- Expansive center island
- Cooking area with dry stacked-stone, floor-to-ceiling surround

8'x15' Gathering room adjoins kitchen

15'x22' Primary bedroom suite

- Custom wood beams accent vaulted ceilings
- Alcove sitting area overlooks view
- Primary bath with custom his & hers closets, built-ins
- Custom vanities and tub surround of Crab Orchard stone
- Gallery/library hall with wall-to-wall windows leads to guest suites

14'x15' Bedroom suite #2

- Light-filled room with gorgeous views
- Ensuite bath with large shower

13'x15' Bedroom suite #3

- Ensuite bath with large shower

10'x15' Utility room

- Separate entrance with additional storage

OUTDOOR LIVING AREAS

- **Front:** Flagstone walkways lead to entrance and meander through front grounds
- Large shaded terrace opens to main living areas
- **Back:** Expansive, timber-framed, screened porch flanked by spacious flagstone patios
- Accommodates separate eating and living areas
- Overlooks endless mountain views

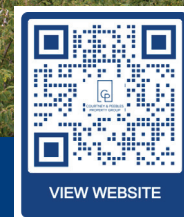


GROUNDS

- Beautiful, wide concrete drive and large parking area | 2-car attached garage
- Partially fenced yard
- Expertly landscaped to accent the house and blend with the natural woodland and bluff

EXCLUSIVE MYERS POINT

- 480-acre private community
- Only 24 owners
- Protected lakes & panoramic views
- 7 miles to Sewanee: University of the South



View video and photos at
815MyersPoint.com