

Special Builder Incentive
STARTING RATE

2.99%*



3500 RABBIT RUN TRL CLARKSVILLE, TN

Discover the perfect marriage of function and design in this 1,703-square-foot masterpiece. Nestled in the highly desirable Exit 11 growth corridor, this home offers a unique layout packed with high-end upgrades that go far beyond standard expectations. The focal point of the expansive living area is a beautiful stone-surround fireplace, accented with modern shiplap and a rustic cedar mantel—the ultimate setting for cozy evenings. The gorgeous open kitchen is a chef's dream, featuring a stunning range hood, sleek quartz countertops, and premium stainless steel appliances. For the organized household, a custom built-in drop-off zone provides the perfect transition from the garage to the heart of the home. With 4 large bedrooms, there is ample space for rest, guests, or a home office. Every window at the rear of the house frames a tranquil wooded view, as your property backs up to a private wooded green space, ensuring your peace and privacy are preserved. The location is as impressive as the home itself. Enjoy a seamless commute to both Fort Campbell and Nashville via I-24. You are perfectly positioned to benefit from the area's growth, including the brand-new Sprouts Farmers Market and the upcoming Ascension Saint Thomas Hospital campus. Don't miss your chance to own a home where every detail has been meticulously curated for modern living. Proudly built by Woodson Construction Co. established in 1986. **Inside pictures are a representation only. Finishes may vary.

This home will have warm color tones.

4 Bedroom | 2.5 Bathroom | 1,703 SqFt

PRICED AT \$375,000

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Builder is offering a free 3/2/1 temporary buydown for credit qualified buyers with the use of preferred lender, CareyAnn & MyMortgageTeam with CMG Financial 615-456-4456 NMLS 160055. Initial start rate is 2.99% for 12 months, 3.99% for months 13 - 24, 4.99% for months 25 - 36 and 5.99% for months 37-360. Final APR 6.41% This is for credit scores at 720 plus and using an FHA loan.. If this program is not of interest, we can convert the incentive amount to go towards closing costs or a different program to buydown the interest rate. Rates do vary per program, ltv and credit score. Also homebuyer privileges will be granted at time of closing which are incentives and discounts with vendors valued up to \$8500. Rates do change on a daily basis and Builder reserves the right to change incentives.. CMG Home Loans is a registered trade name of CMG Mortgage, Inc., NMLS #1820 in most, but not all states. CMG Mortgage, Inc is an equal opportunity lender, Tennessee Mortgage License #109401. Offer to credit is subject to credit approval. For information about our company, please visit us at www.cmgfi.com (<http://www.cmgfi.com/>). To verify our complete list of state licenses, please visit <http://www.nmlsconsumeraccess.org>

