



TROUBADOUR

## Sylvan

Welcome home to the picture-perfect Sylvan, designed for the modern homebuyer and appointed with the finest features to create a private haven for the whole family. Five bedrooms provide ample space for family and guests, with large walk-in closets to accommodate every wardrobe. A primary suite wing includes a generous bathroom and office space. Entertaining is easy in the great room and media room, which boast large dining and living spaces. High ceilings and glass illuminate every inch of this family-friendly footprint with natural light and a casual ambiance.



# Sylvan

Gable Roof

**Total Square Footage:** 7,027 SQ. FT.  
**Area Under Roof:** 9,053 SQ. FT.  
**Bedrooms:** 5  
**Bathrooms:** 5 Full, 3 Half

**Main Level:** 3,980 SQ. FT.  
**Upper Level A:** 1,292 SQ. FT.  
**Upper Level B:** 1,427 SQ. FT.



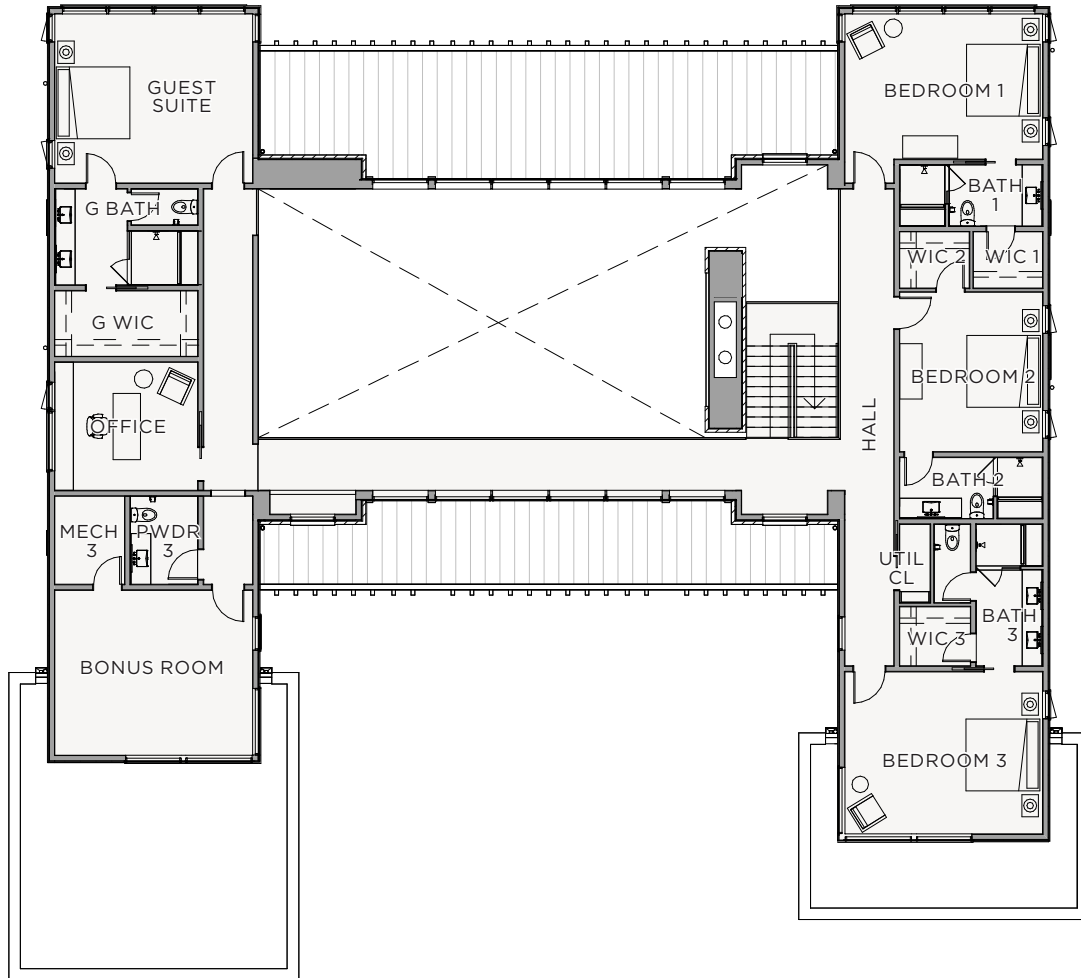
MAIN LEVEL

# Sylvan

Gable Roof

## Features + Details

- Large Primary Suite Wing
- Media Room with Full Bar
- Front and Rear Covered Porches
- Junior Primary Suite
- Open Floor Plan



UPPER LEVEL

# Sylvan

Flat Roof

**Total Square Footage:** 6,998 SQ. FT.

**Area Under Roof:** 8,976 SQ. FT.

**Bedrooms:** 6

**Bathrooms:** 6 Full, 2 Half

**Main Level:** 4,072 SQ. FT.

**Upper Level A:** 1,128 SQ. FT.

**Upper Level B:** 1,553 SQ. FT.



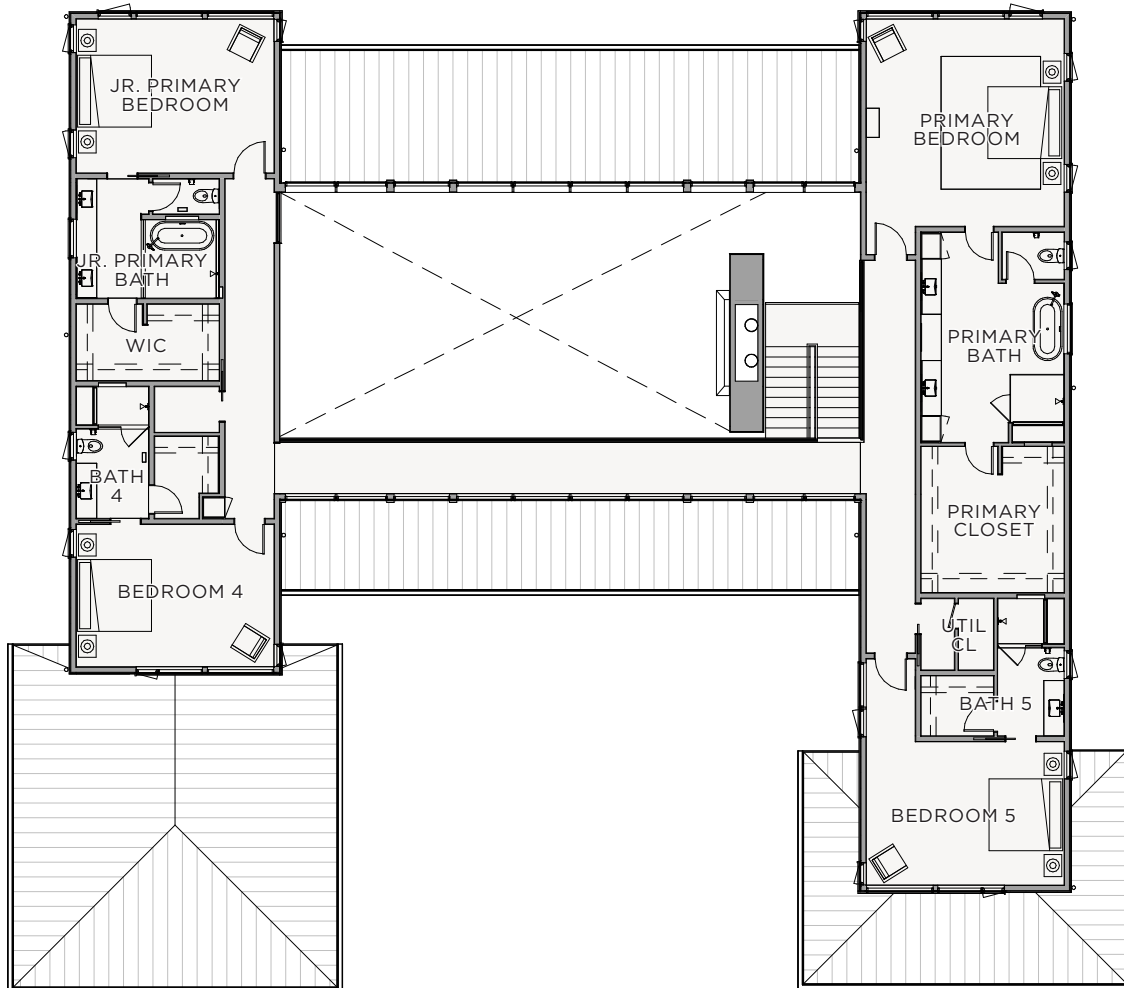
MAIN LEVEL

# Sylvan

Flat Roof

## Features + Details

- Large Primary Suite Wing
- Junior Primary Suite
- Media Room with Full Bar
- Open Floor Plan
- Front and Rear Covered Porches



UPPER LEVEL



**TROUBADOUR**

Troubadour Golf & Field Club  
8000 Club View Dr  
College Grove, TN 37046

(615) 436-6851  
[sales@thetroubadourclub.com](mailto:sales@thetroubadourclub.com)  
[thetroubadourclub.com](http://thetroubadourclub.com)

---

Discovery Tennessee Realty, LLC  
(480) 624-5200

These materials and the features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. Obtain the property report required by applicable government authorities before signing anything. No governmental agency has judged the merits or value, if any, of this property. This material shall not constitute an offer to sell in any state where prior registration is required.