

'Ash Grove' 2536 Old Natchez Trace, Franklin

This is an extremely rare opportunity to own a three-level custom-built home on the Harpeth River with a World Class Recording Studio on the historic and desirable Old Natchez Trace.

- Three private lawned acres overlooking the river and a 300-acre horse property to the rear.
- Gated Entrance with stone pillars Keypad entry and solar electric gates
- Private, horse-fenced property and driveway leads to -
- Three-story architect-designed home built from Steel, Natural Stone and Cedarwood Siding
- Custom Oak Hardwood floors on the main level
- Three wood-burning fireplaces
- New Roof 2020
- New Exterior Paint 2020
- Brazilian Teak Hardwood Split-level deck overlooking the river.
- 24' Above Ground Pool and Gazebo
- Custom Stone Fire-Pit and seating overlooking the river.
- Concrete Basketball pad with pro Net
- Two-and-a-half-car garage with workshop
- Two-and-a-half-car Carport with tool shed.

### **Property Features**

- 4/5 Bedrooms including Master with Jacuzzi Bath and His & Hers Walk-in closets.
- 4 1/2 baths
- Eat in Kitchen
- Separate Dining Room
- Great Room with 24' Ceilings. Natural Stone floor-to-ceiling fireplace
- Separate Living Room/ Bedroom 5
- One of a kind World-class Recording studio with a Stone Wall Live Room and unique hidden spaces.
- Yoga Room/Gym with white oak hardwoods and Infra-Red Sauna
- Home office off the living room
- Additional office on the upper level
- Three Bedrooms on the upper level, one with en-suite and walk-in closet and two sharing Jack & Jill bathroom
- Lots of additional closets and storage
- Laundry Room

### **Additional information**

- Tesla Fast Home Charging Station
- Desirable 37069 Franklin address
- -15 minutes to Leipers Fork
- -15 minutes to Green Hills
- -20 minutes to Cool Springs
- -20 minutes to Downtown Nashville