

YOUR GUIDE TO
THE
FARMSTEAD

HIXSON



TENNESSEE

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THE FARMSTEAD IS MORE THAN A PLACE—IT'S A PURPOSEFULLY CRAFTED WAY OF LIFE.

The Farmstead is designed to foster connection, belonging, and meaning—rooted in walkability, architectural beauty, and intentional community. Its four defining qualities weave together to create a vibrant, lasting experience.

THE FOUR PILLARS OF THE FARMSTEAD

A GREAT LOCATION

Perfectly located for easy access to schools, shops, and downtown Chattanooga—all while still feeling like a private retreat.

LIFESTYLE & AMENITIES

The Farmstead fosters community with greenways, lamplit sidewalks, gathering spots, and amenities like pickleball courts, fire pits, clubhouse, and resort-style pool.

THOUGHTFUL HOME SITES

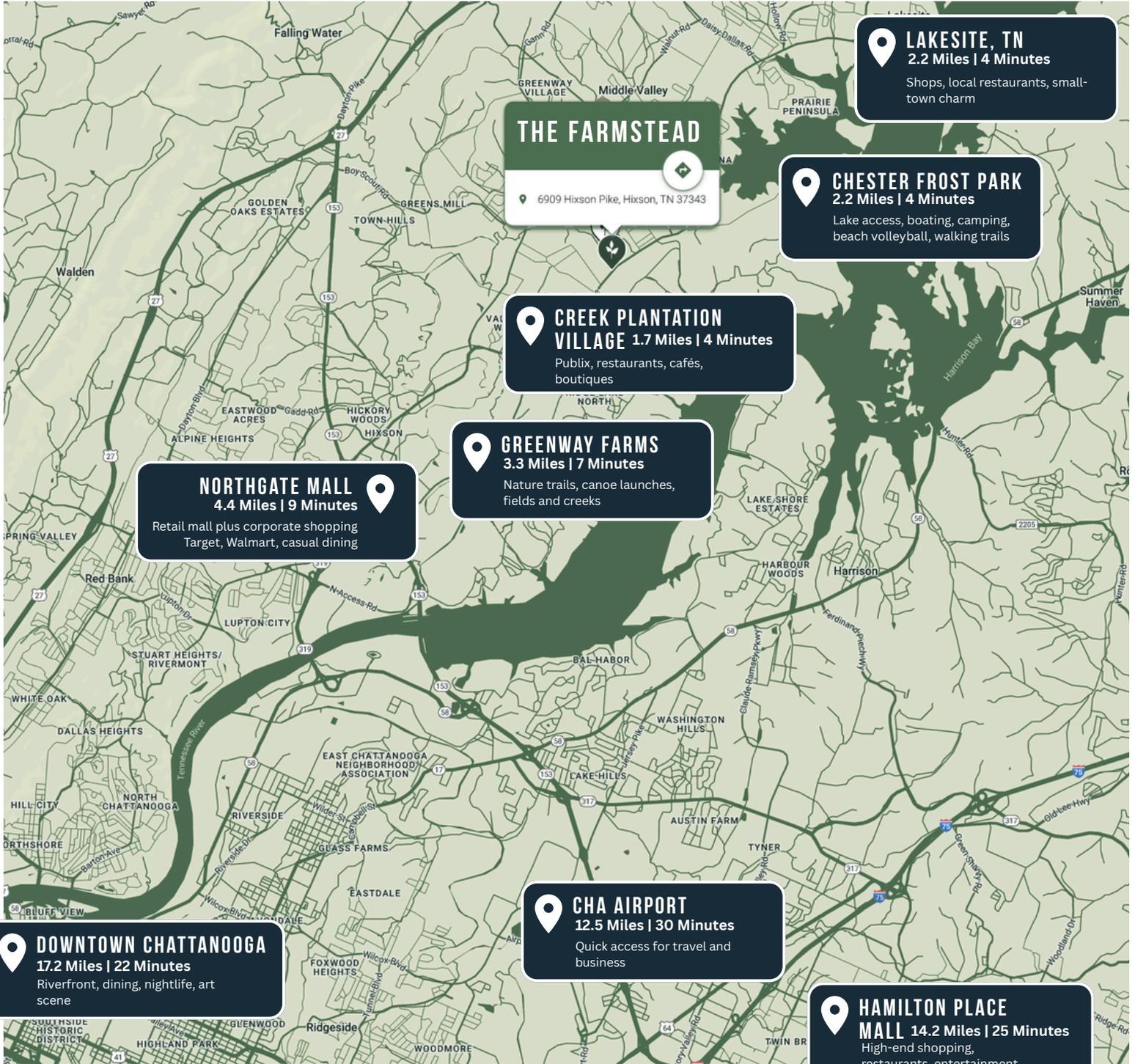
Homesites aren't just plotted—they're part of a thoughtful, master-planned vision. Each placement brings form, rhythm, and soul to the community from every angle.

BEAUTIFUL HOMES

Homes in The Farmstead combine timeless design with modern comfort. Each one is thoughtfully crafted to reflect individual character while contributing to a cohesive, well-balanced community.

LOCATED IN PEACEFUL HIXSON, TN

The Farmstead offers a peaceful retreat just minutes from everything you love about Chattanooga living



THERE'S MORE THAN MEETS THE EYE

The Farmstead isn't just a neighborhood—it's a return to charm, connection, and timeless design.

With gas-lit porches, winding greenways, and seven unique parks, it evokes the soul of Charleston or Seaside. Walkable and welcoming, it's a place where homes face homes, porches face porches, and community comes naturally. For those craving everyday beauty and intentional living, the Farmstead offers more than a home—it's a lifestyle.



SIGNATURE AMENITIES

RESORT STYLE POOL

Swim, lounge, unwind, repeat

CLUBHOUSE

Heart of community connection

7 DISTINCT PARKS

Each with its own character and gathering purpose

COMMUNITY GARDENS

Grow, gather, and share

BOTANICAL GARDEN SPACES

Scenic paths and seasonal plantings

MUSIC PLAZA WITH FOOD TRUCK HOOKUPS

Weekend gatherings, concerts, and connection

GREENWAY-LINED STREETS

Homes designed to face each other across shared space

DOG PARK

Open space for dogs to run and socialize

HALF BASKETBALL COURT

Casual, active fun

DISC GOLF COURSE

Lighthearted leisure in a natural setting

PUMP TRACK

A kid-friendly riding loop for bikes and scooters

GAS-LIT PORCHES

Evening charm with classic, soft-glowing lanterns

MORE THAN A LOT – A LIVING CANVAS

In most modern developments, the home site is treated as a technical task: carve out squares on a plat, place houses, and move on. The end goal? Efficiency.

At the Farmstead, that mindset is turned on its head.

Home sites aren't engineered for efficiency—they're composed for beauty and connection. Guided by a leader in traditional neighborhood design, each site is thoughtfully placed to enhance the rhythm of streetscapes, porches, greenways, and parks—creating a neighborhood that feels intentionally choreographed from every angle.



INTENTIONALITY OVER EFFICIENCY

Every lot serves a greater aesthetic and communal purpose.



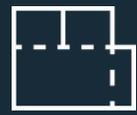
DESIGNED FOR DAILY JOY

Positioning that enhances everyday experience, not just function.



STREETSCAPE- DRIVEN

A focus on how the homes, porches, and greenways flow and feel.



MASTER-PLANNED WITH VISION

Led by a nationally respected TND expert.



SPACIOUS, PRIVATE BACKYARD RETREATS

"These spacious backyard lots offer room to relax, play, and make it your own—perfect for cookouts, gardening, or letting kids and pets roam. With natural privacy and plenty of space, it's made for everyday living and lasting memories.



CHARMING, LOW-MAINTENANCE COURTYARDS

These private courtyards are perfect for pets, morning coffee, or evenings under bistro lights. Add charm with a garden, fireplace, or cozy gatherings—all in a low-maintenance outdoor space that's yours to enjoy daily.

THE ARCHITECTURE THAT BRINGS IT ALL TO LIFE

A neighborhood is only as special as the homes that shape it. At the Farmstead, the homes are the soul of the community—blending timeless design with purposeful function.

While the community looks as if ten custom builders came together to create it, every home is built by one award-winning local builder. This builder's legacy began in the traditional neighborhood design movement on Chattanooga's south side—and today, their heart remains the same: to create vibrant, livable homes with both aesthetic beauty and modern functionality.



DESIGN FLEXIBILITY, WITHOUT THE STRESS

17+ FLOOR PLANS

Designed for real life and a wide range of lifestyles

MULTIPLE ELEVATION OPTIONS PER PLAN

Each plan has unique exterior architectural identities

20+ EXTERIOR COLOR & MATERIAL PALETTES

All curated and pre-vetted for lasting charm

30+ ARCHITECTURAL OPTIONS PER PLAN

Customize your layout with ease

HUNDREDS OF INTERIOR FINISH COMBINATIONS

All selected in our professional design studio

STREAMLINED CUSTOMIZATION PROCESS

- 3 MEETINGS** With Your On-Site Community Sales Associate To Explore, Choose, and Finalize Your Home Plan and Pricing
- 1 MEETING** At Our Curated Design Studio To Make All Finish Selections
- 6–7 MONTH** Build Timeline – Designed for Quality, Delivered On Time
- FIXED PRICE** No Surprises. Your Home Price is Locked In

MORE TO EXPLORE

SCAN. LEARN. DISCOVER.

Help your buyers go deeper with curated access to everything they may want to explore after reviewing the Farmstead lifestyle packet. Each QR code below links to a specific resource, designed to inform, inspire, and guide their journey.



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