

YOUR GUIDE TO



**HERITAGE
WALK**



HERITAGE WALK



Heritage Walk is more than a neighborhood—it's a thoughtfully designed way of living.

Rooted in traditional neighborhood values and inspired by the charm of timeless architecture, Heritage Walk offers a lifestyle that feels both grounded and elevated. It's a place where intentional design fosters genuine connection, and where every path, porch, and park invites you to slow down and stay awhile.

A CONNECTED LOCATION

Centrally located in the heart of East Brainerd, Heritage Walk offers effortless access to top-rated schools, shopping, and dining—while bordering the peaceful green expanse of 22-acre Heritage Park.

LIFESTYLE & AMENITIES

Heritage Walk brings neighbors together through vibrant greenways, lantern-lit sidewalks, a luxurious pool, and a Gathering Center designed for community connection. Every detail encourages movement, conversation, and everyday joy.

PURPOSEFUL HOME SITES

Home sites at Heritage Walk aren't just selected—they're orchestrated. Every placement considers natural flow, neighborly connection, and beautiful sightlines. The result is a neighborhood that feels intimate, welcoming, and unmistakably cohesive.

TIMELESS HOMES

Each home at Heritage Walk is a blend of classic style and modern livability. With diverse floor plans, rich architectural character, and curated finishes, every home feels one-of-a-kind while contributing to a harmonious streetscape.

LOCATED IN EAST BRAINERD, TN

Heritage Walk puts you within minutes of top-rated schools, vibrant shopping centers, and locally loved restaurants—all while backing up to the lush, expansive Heritage Park.

DOWNTOWN CHATTANOOGA
13.2 Miles | 20 Minutes
Riverfront, dining, nightlife, art scene

CHICKAMAUGA DAM PARK
8 Miles | 11 Minutes
Popular park and lake where visitors can swim, fish, and boat

HAMILTON PLACE MALL 3.4 Miles | 6 Minutes
High-end shopping, restaurants, entertainment

SPICE AND TEA EXCHANGE
3.4 Miles | 6 Minutes
Specialty store with over 140 fine spices, 75+ hand-mixed seasoning blends

GIRLS PREP. SCHOOL
14 Miles | 20 Minutes
All-girls prep school

TRADER JOE'S
2 Miles | 6 Minutes
Grocery chain with a variety of signature items

MCCALLIE SCHOOL
8 Miles | 16 Minutes
All-boys prep school

BROWN ACRES GOLF COURSE 4 Miles | 9 Minutes
Public golf course with well-maintained greens

CONCORD
AUDOBON



HERITAGE WALK



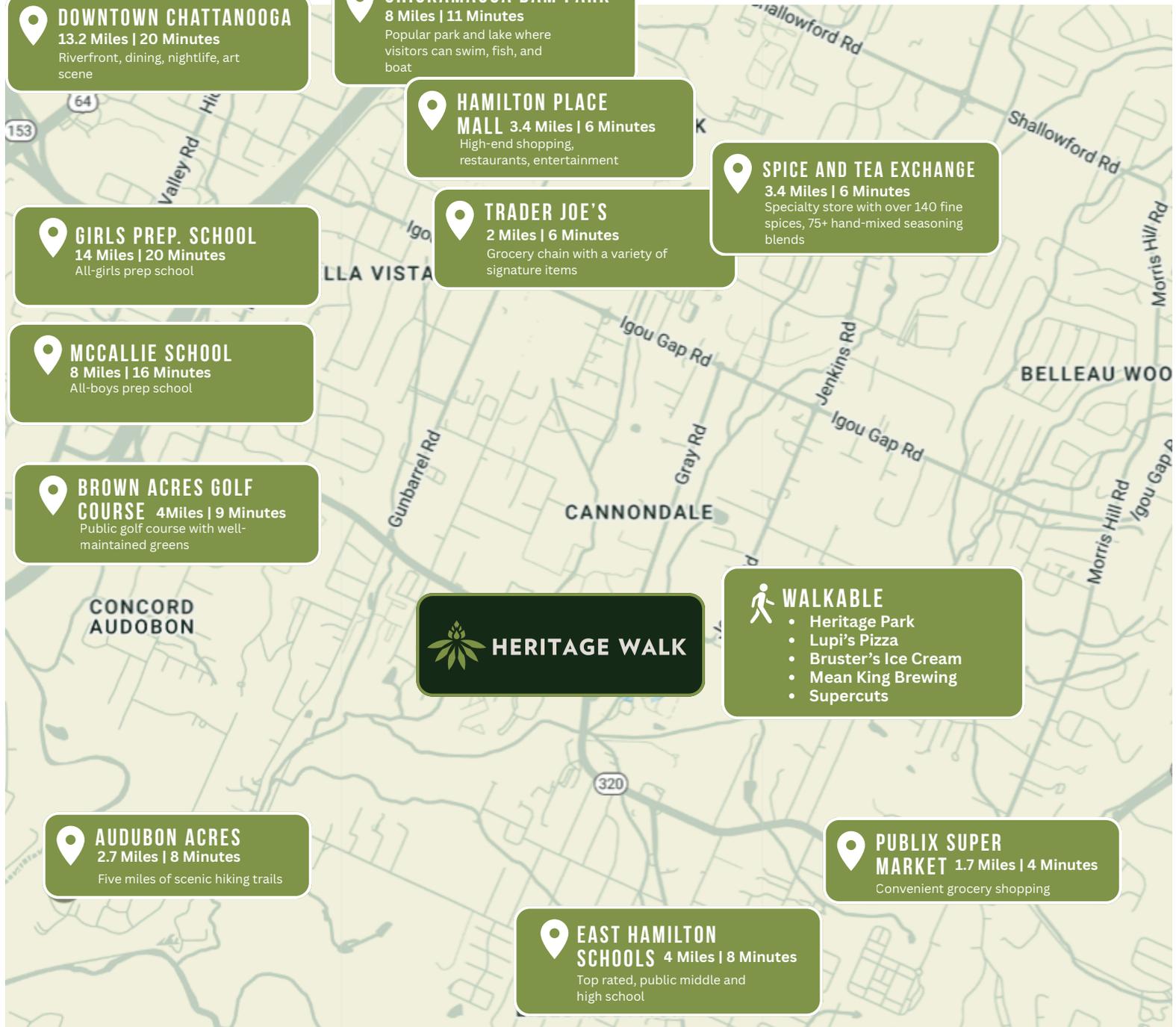
WALKABLE

- Heritage Park
- Lupi's Pizza
- Bruster's Ice Cream
- Mean King Brewing
- Supercuts

AUDUBON ACRES
2.7 Miles | 8 Minutes
Five miles of scenic hiking trails

EAST HAMILTON SCHOOLS 4 Miles | 8 Minutes
Top rated, public middle and high school

PUBLIX SUPER MARKET 1.7 Miles | 4 Minutes
Convenient grocery shopping



DESIGNED TO BRING PEOPLE TOGETHER

At Heritage Walk, daily life is elevated through thoughtful amenities designed to foster connection, encourage play, and inspire relaxation. These shared spaces are not just extras—they're core to the lifestyle.

From intimate moments around a fire pit to community celebrations on the pavilion lawn, Heritage Walk invites you to live outward, connect often, and enjoy every season.



SIGNATURE AMENITIES

GATHERING CENTER & PAVILION

A beautifully designed space to relax, host, or connect with neighbors

WALKABLE TO DINING & SHOPS

Casual cafés, local eateries, and boutiques nearby

GREENWAYS + BIKE PATHS

Expansive Greenways & Bike Paths

RESORT-STYLE POOL

Refreshing, relaxing, and ready for every summer moment

LAMP-LIT SIDEWALKS

Classic charm and walkability, day or night

FIRE PIT LOUNGE

A beautifully designed space to relax, host, or connect with neighbors

WHERE EVERY LOT IS PART OF THE BIGGER PICTURE

At Heritage Walk, home sites aren't just mapped—they're masterfully composed. Each lot is part of a larger vision to create rhythm, beauty, and flow across the neighborhood. Inspired by Traditional Neighborhood Design, every decision about placement serves a deeper purpose: to foster harmony between homes, enhance daily living, and celebrate the human experience of space.

While many developments prioritize efficiency, Heritage Walk chooses intentionality. Porches face porches. Greenways connect rather than divide. Pocket parks emerge naturally from the layout—not as afterthoughts, but as central features.



PURPOSEFUL ORIENTATION

Each site is selected to optimize sunlight, sightlines, and privacy



FRONT-PORCH LIVING

Homes positioned to engage with the street and each other



REAR-ACCESS AND GARAGE ORIENTATIONS

Elevate streetscape charm and reduce visual clutter



PROXIMITY TO AMENITIES

Many homes front greenspace, walking paths, or the future pool pavilion



ROOM TO RELAX. SPACES TO BELONG.

Whether you're hosting a weekend cookout or enjoying a quiet morning on the patio, Heritage Walk offers outdoor living that fits your life. Select home sites feature spacious backyard retreats, ideal for play, gardening, or simply stretching out and savoring the day.



BACKYARDS THAT BREATHE

Spacious, versatile, and ready to reflect your life's rhythm.

COURTYARDS WITH INTENTION

Compact yet curated—perfect for cozy moments and stylish simplicity.

THE CHARACTER OF THE COMMUNITY BEGINS AT THE FRONT DOOR

At Heritage Walk, the homes don't just fill a neighborhood—they define it. Every elevation, material choice, and window line contributes to a streetscape that feels rich, varied, and timeless.

Though the variety may suggest a collection of boutique builders, each home is crafted by one award-winning local builder with deep roots in Chattanooga's architectural legacy. From the city's south side to its most walkable modern communities, this builder has remained focused on creating homes that blend historical charm with everyday livability.



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 Heritage Walk lifestyle packet. Each QR code below links to a specific resource, designed to inform, inspire, and guide their journey.



**GREENTECH
COMMUNITIES**



**DISCOVER
HERITAGE WALK**



**HERITAGE WALK
FLOOR PLANS**



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HERITAGE WALK



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