

YOUR GUIDE TO LIFE BEYOND THE CITY

What Luxury Homebuyers Need to Know Before Building Near Nashville



Nashville has
earned its
reputation as
one of America's
most desirable
places to live.

A thriving economy, nationally
recognized restaurants, live music
around every corner, and a
growing business community have
transformed Middle Tennessee
into a destination for professionals,
entrepreneurs, and families from
across the country and beyond.
But at what cost?



Why Luxury Buyers Are Trading Neighborhoods for Acreage

As home values continue to climb along with the city's growth, many buyers are searching for a place where life feels a little less hurried and a little more intentional, while still being close to the liveliness that makes Nashville so beloved. That search is leading many of them toward the rolling hills of Dekalb County and the quiet shoreline surrounding Center Hill Lake.

Since 2020, Dekalb County's population has grown from 20,080 to an estimated 21,900. As Middle Tennessee continues to grow, homebuyers are expanding their search beyond Nashville's urban core in pursuit of something increasingly difficult to find: space, privacy, and the opportunity to build a truly custom home. Communities surrounding Center Hill Lake offer larger homesites, natural beauty, and a quieter pace of life while staying connected to the economic, cultural, and professional opportunities of Nashville.



For many, luxury is becoming less about living in the big city, and more about the freedom to choose when to be a part of it.

This shift in priorities is redefining what luxury looks like in Middle Tennessee, and it's one of the reasons the communities surrounding Center Hill Lake have become one of the region's most compelling places to build a custom home.

Can You Really Have Luxury Living Without Living in Nashville?

Center Hill Lake has long been known as one of Tennessee's most beautiful lakes, but its greatest appeal extends well beyond the shoreline.

While the exciting amenities of Nashville remain close by, you'll rarely feel the need to make the drive. The region has quietly evolved into a destination with amenities, recreation, dining, and experiences that support an elevated lifestyle all just minutes from home.

Whether you're spending a Saturday on the Honky Tonk National Golf Course, meeting friends for dinner at Fishlipz, enjoying a glass of Tennessee wine at a local vineyard, or heading out on the lake, everyday conveniences and memorable experiences are never far away.

Championship Golf

Home to **Honky Tonk National Golf**, one of Tennessee's premier golf destinations, residents enjoy access to an 18-hole championship course designed by PGA professional Peter Jacobsen. Overlooking the scenic waters of Center Hill Lake, the private club pairs championship golf with upscale dining, luxury accommodations, and breathtaking views.

Parks, Trails & Scenic Escapes

Just minutes away, **Edgar Evins State Park** offers scenic overlooks, hiking trails, a marina, cabins, and sweeping views of Center Hill Lake. The surrounding area also provides access to waterfalls and state parks, such as Burgess Falls, Fall Creek Falls, and Carmac Falls at the Evins Mill Inn.

Local Flavor with Regional Appeal

The communities surrounding Center Hill Lake continue to grow with locally owned restaurants, cafés, breweries, and wineries. Enjoy an evening at **Ace's Steak, Seafood, & Italian Restaurant**, lunch at **Cheryl's Beau Bees**, pizza at **Singer's Landing** or a tasting at **Northfield Vineyards**.

Life on the Water

Center Hill Lake spans more than 18,000 acres and is home to nine marinas, making boating, fishing, waterfront dining, and weekend cruises a natural part of everyday life. **Silgo Marina** is just one of several full-service marinas that provide convenient access to the lake and its many coves.

Shopping & Everyday Convenience

Historic downtown Smithville offers locally owned boutiques like **Thrive Boutique** and **Magnolia Roots**, while nearby Cookeville provides expansive retail, healthcare, and dining.

Connected Without the Congestion

When business or entertainment calls, Nashville remains an easy day trip. Residents enjoy access to world-class healthcare, an international airport, professional sports, live music, and major employers, all while returning home to the space and slower pace that define life around Center Hill Lake.

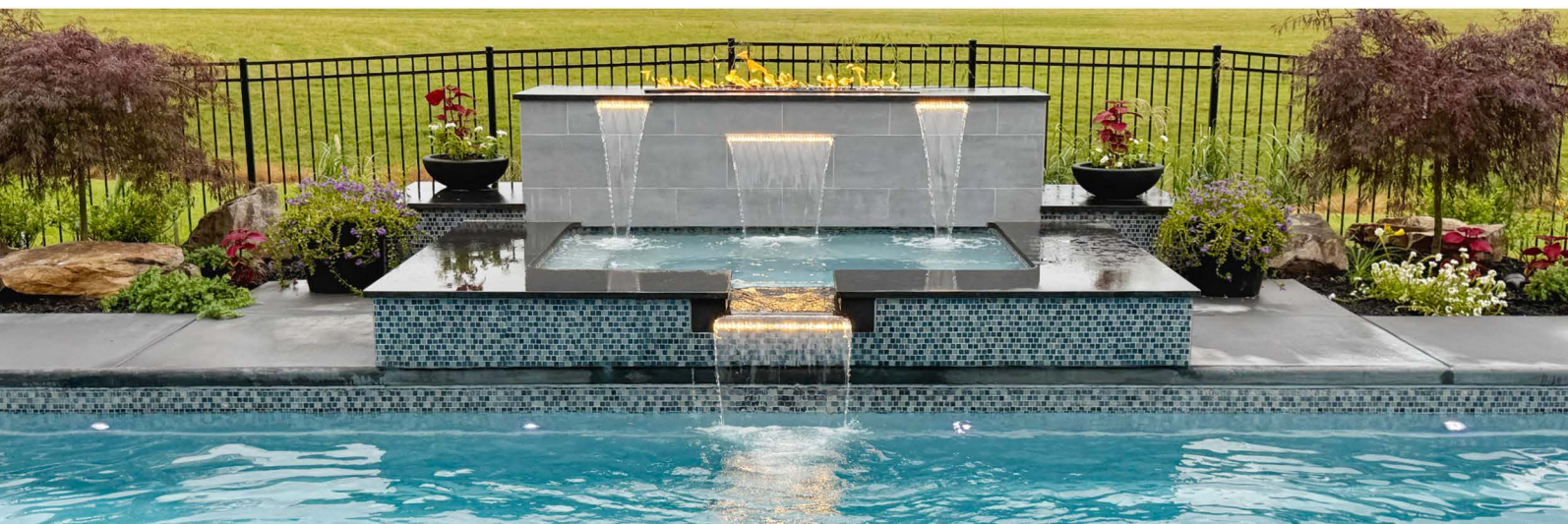


A Better Quality of Life Starts at Home

No two families experience home in exactly the same way. At RS Signature Homes, we specialize in designing and building custom homes tailored to your unique needs and preferences.

Instead of selecting a house and adapting to its layout, every room, every window, every fixture, and every gathering space is designed to elevate your lifestyle. The result is a home that feels deeply personal, reflecting not only your style but the routines and traditions that make it uniquely yours. We help guide clients with their interior selections, offering a range of exclusive materials and designs at an affordable price.

In a region where every season invites you to spend time outside, creating a signature outdoor living experience has become one of the defining elements of a custom home. Premium covered porches become an extension of the living room. Expansive decks, outdoor kitchens, fireplaces, pergolas, and beautifully landscaped pools create opportunities to spend more time with family, entertain friends, and enjoy the natural beauty that surrounds your home. Every outdoor space should feel as intentional as the rooms inside, designed to complement both the home and the lifestyle it was built to support.





What to Expect From a Luxury Custom Home Builder

RS Signature Homes are built to perfection with character, craftsmanship, and an efficient building process designed to serve your timeline. For buyers relocating to Middle Tennessee from California, Florida, Illinois, New York, or another part of the country, that means spending less time waiting and more time enjoying the lifestyle you've envisioned.

Building a custom home is one of life's biggest investments, and RS Signature Homes understands that the process can feel overwhelming at times. Our goal is to make building your home an enjoyable and exciting experience, with a team that guides you through each step.

Every home is carefully designed with timeless character, premium materials, and meticulous attention to detail while following a well-managed construction timeline that keeps your project moving forward.

Bringing Your Vision to Life with RS Signature Homes

At RS Signature Homes, every project begins with listening. We want your custom home building experience to feel exciting, not overwhelming. Before a floor plan is drawn or a homesite is selected, the team takes time to understand how you want to live, what matters most to your family, and the vision you have for the years ahead.

From the initial consultation through the final walk-through, homeowners remain informed and involved as architectural details are refined, finishes are selected, and construction moves forward with care and purpose. Timelines are treated as commitments, craftsmanship is *NEVER* compromised, and every decision is made with the goal of creating a home that feels timeless and personal.

Backed by **more than 75 years of combined industry experience**, RS Signature Homes has earned the trust of homeowners throughout Middle Tennessee by building more than exceptional homes.



Your Next Chapter Begins Here

Finding the right place to build is more than simply choosing a location on a map. It's important to find a community that reflects the way you want to live and a home that supports the life you hope to create.



The hills surrounding Center Hill Lake offer an opportunity that is becoming increasingly uncommon in Middle Tennessee: the chance to build a luxury custom home in a setting defined by natural beauty, privacy, and room to grow.

If that vision resonates with you, RS Signature Homes is ready to help you bring it to life. The next chapter doesn't begin when the house is finished. It begins the moment you decide where you want your life to unfold.

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