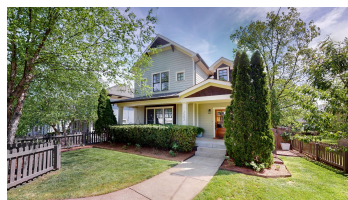
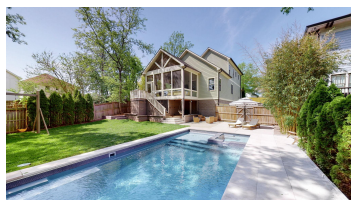


## **Walkable 12 South Family Dream Home – A Truly RARE Gem!**

- 2502 9th Ave S, Nashville, TN 37204 (MLS # 2502964) – 4 Bedrooms and 4.5 Bathrooms on 0.26 Acres with Bonus/Playroom (**Optional 5th Bedroom**) and Additional Living Room/Office – in the Beloved 12 South Neighborhood!
- Easily Walk to Frothy Monkey Coffee Shop, Five Daughters Bakery, Edley's BBQ, Sevier Park (and More), with **NO Worries** about Parking!
- Located within the Blue Ribbon Glendale Elementary School Priority Zone.
- 5 Minutes to Belmont University, and less than 10 Minutes to Vanderbilt University.
- Excellent Floor Plan with Guest Suite, Full Bath, and Second Exterior Entry on Lower Level.
- Resort-Style Backyard with Patio and App-Enabled Heated In-Ground Saltwater Pool and Spa with Lights and Automatic Safety Cover, Unbelievable Large Screened-In Back Deck, and Custom Playset with a View of Protected Green Space.
- Level Fenced-In Front Yard with Covered Front Porch.
- Kitchen with Premium Stainless Steel Appliances, Cushioned Storage Bench, Quartz Countertops, Induction Stove, and Wine Bottle Holder above Refrigerator and on Separate Bar/Cabinet Area.
- Coffered Ceiling in Formal Dining Room.
- Gorgeous, High-End Light Fixtures Throughout, and Tons of Natural Light.
- Spacious, Luxurious Primary Suite with Vaulted Ceiling, Double Vanities, and Standalone Tub.
- Custom Built-Ins in the Living Room, including Cushioned Storage Bench Seat, Bookcases, Cabinets, and Fireplace.
- Attached Side Entry Garage with Plenty of Storage Space, and a Mudroom Upon Entry.
- Ample Driveway Parking for Guests.
- Mature Fruit Trees/Bushes and Edible Landscaping: Peach, Nectarine, Plum, Apricot, 8 Varieties of Apple, and Over a Dozen Blueberry Bushes, and Several Dwarf Thornless Blackberry Bushes.
- Incredibly Family Friendly Street/Block with Lots of Kids and Fun Events like Easter Egg Hunts and a Halloween Parade Complete with a Marching Band, and More.
- Lower Level Additional Living Room and Office Space/Built-In, plus Separate Desk/Office Area.
- Tons of Storage in Enormous Walk-In Floored Attic Space (*for Storage or Possible Expansion*).
- New Roof (2022), Water Heater (2021), and HVACs (2019 and 2021).



*Listing presented by Allen Perry, REALTOR® | Nashville on the Move of Keller Williams® Realty*

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## **12 South Family Dream Home – A Truly RARE Gem!**

Only Home Listed with a Pool in Desirable and Walkable 12 South – A Truly Rare Gem! Walk to Favorites like Frothy Monkey, Five Daughters Bakery, Edley's BBQ, Sevier Park, and More. Minutes to Belmont and Vanderbilt. Blue Ribbon Glendale Elementary School Priority Zone!

Features 4 Beds and 4.5 Baths on 0.26 Acres with Bonus/Playroom (Optional **5th** Bedroom), and Additional Living Room/Office, plus Updated Kitchen with Quartz Countertops, and Induction Stove (All Premium Stainless Steel Appliances), Wine Racks, and Custom Built-Ins Throughout. Luxurious Primary Suite and Bathroom with Standalone Tub and Double Vanities. Guest Suite with Full Bath and Separate Lower Level Entry.

Resort-Style, Large Flat Fenced-In Backyard – Ready for Relaxation and Entertaining – with Custom Play Set, plus Stunning Screened-In Porch with Views of Protected Green Space. Heated, App-Enabled In-Ground Saltwater Pool and Spa with Lights, Waterfall Feature, and Automatic Safety Cover. Plus, Spacious, Flat and Fenced Front Yard with Covered Porch.

Mature Fruit Trees/Edible Landscaping, and Fun Events on Super Family-Friendly Street with Many Families and Kids: Easter Egg Hunts, Halloween Parade with Marching Band, and More!

Attached Side Entry Garage with Mudroom, Tons of Storage, and Ample Floored Walkable Storage in Attic (for Storage/Potential Expansion). Second Living Area, and Additional Office/Work Areas. Ample Driveway Guest Parking. Roof (2022), Water Heater (2021), and HVACs (2019 & 2021).