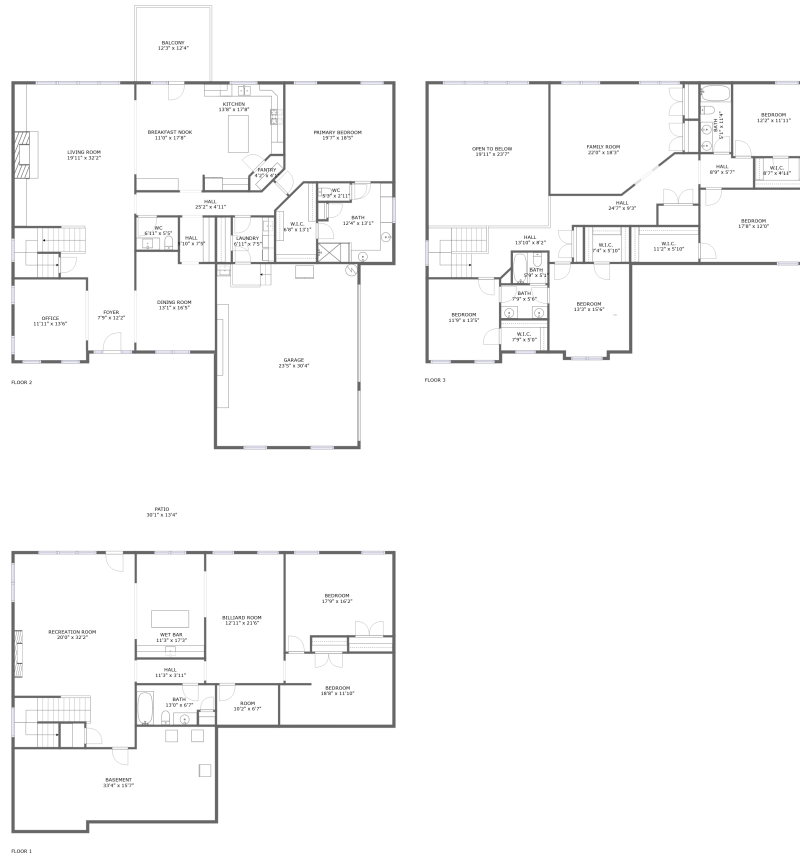


6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046



Property summary


 **1** Garages

 **7** Bedrooms

 **4** Bathrooms

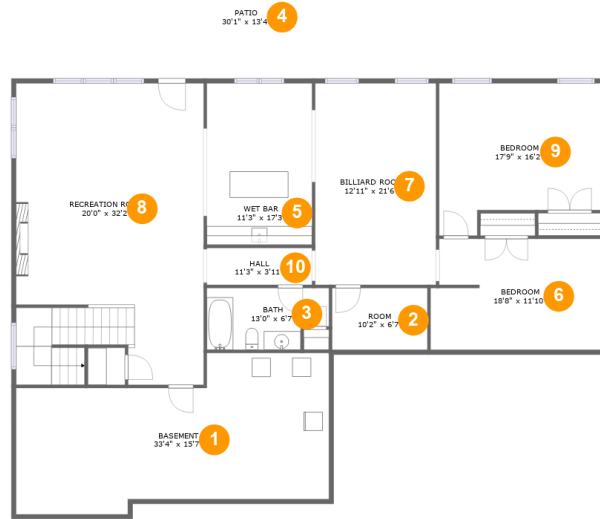
 **1** Half baths

 **3** Floors

 **6,424** Gross living area sqft

 **8,710** Total sqft

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046



Room dimensions

Floor 1

Total sqft: 2850 Living area: 1951

#		Dimensions	sqft	Counted as living area
1	Basement	33'4" x 15'7"	463 sq. ft	No
2	Room	10'2" x 6'7"	67 sq. ft	Yes
3	Bath	13'0" x 6'7"	78 sq. ft	Yes
4	Patio	30'1" x 13'4"	403 sq. ft	No
5	Wet Bar	11'3" x 17'3"	193 sq. ft	Yes
6	Bedroom	18'8" x 11'10"	215 sq. ft	Yes
7	Billiard Room	12'11" x 21'6"	277 sq. ft	Yes
8	Recreation Room	20'0" x 32'2"	619 sq. ft	Yes
9	Bedroom	17'9" x 16'2"	251 sq. ft	Yes
10	Hall	11'3" x 3'11"	44 sq. ft	Yes

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046



Room dimensions

Floor 2

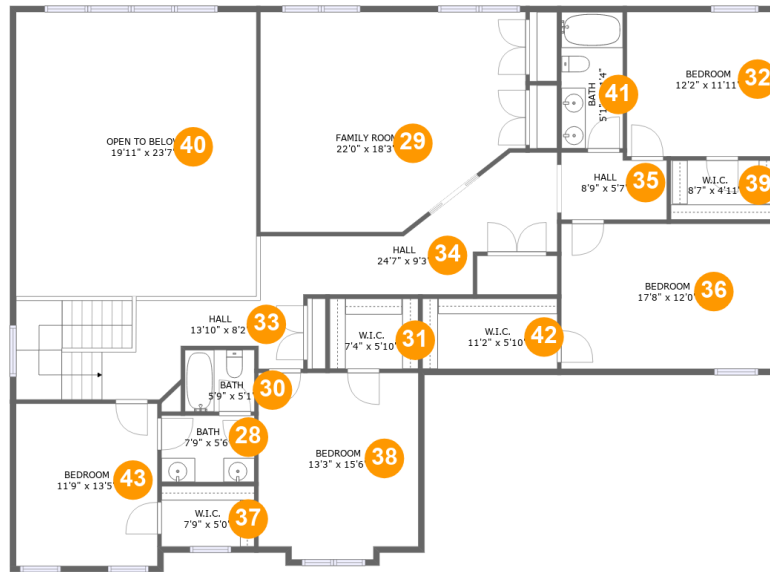
Total sqft: 3370 Living area: 2475

#		Dimensions	sqft	Counted as living area
11	Foyer	7'9" x 12'2"	94 sq. ft	Yes
12	Pantry	4'2" x 4'1"	19 sq. ft	Yes
13	Breakfast Nook	11'0" x 17'8"	193 sq. ft	Yes
14	Bath	12'4" x 13'1"	139 sq. ft	Yes
15	Laundry	6'11" x 7'5"	51 sq. ft	Yes
16	Primary Bedroom	19'7" x 18'5"	295 sq. ft	Yes
17	WC	5'3" x 2'11"	15 sq. ft	Yes
18	Dining Room	13'1" x 16'5"	202 sq. ft	Yes
19	Kitchen	13'8" x 17'8"	210 sq. ft	Yes
20	Office	11'11" x 13'6"	160 sq. ft	Yes
21	Balcony	12'3" x 12'4"	151 sq. ft	No

**6826 Falls Ridge Ln, College Grove, Williamson
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#		Dimensions	sqft	Counted as living area
22	W.I.C.	6'8" x 13'1"	77 sq. ft	Yes
23	Garage	23'5" x 30'4"	709 sq. ft	No
24	Living Room	19'11" x 32'2"	636 sq. ft	Yes
25	WC	6'11" x 5'5"	37 sq. ft	Yes
26	Hall	5'10" x 7'5"	43 sq. ft	Yes
27	Hall	25'2" x 4'11"	95 sq. ft	Yes

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046



Room dimensions

Floor 3

Total sqft: 2490

Living area: 1998

#		Dimensions	sqft	Counted as living area
28	Bath	7'9" x 5'6"	42 sq. ft	Yes
29	Family Room	22'0" x 18'3"	361 sq. ft	Yes
30	Bath	5'9" x 5'1"	29 sq. ft	Yes
31	W.I.C.	7'4" x 5'10"	43 sq. ft	Yes
32	Bedroom	12'2" x 11'11"	146 sq. ft	Yes
33	Hall	13'10" x 8'2"	165 sq. ft	Yes
34	Hall	24'7" x 9'3"	154 sq. ft	Yes
35	Hall	8'9" x 5'7"	46 sq. ft	Yes
36	Bedroom	17'8" x 12'0"	212 sq. ft	Yes
37	W.I.C.	7'9" x 5'0"	39 sq. ft	Yes
38	Bedroom	13'3" x 15'6"	198 sq. ft	Yes

**6826 Falls Ridge Ln, College Grove, Williamson
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#		Dimensions	sqft	Counted as living area
39	W.I.C.	8'7" x 4'11"	42 sq. ft	Yes
40	Open To Below	19'11" x 23'7"	470 sq. ft	No
41	Bath	5'1" x 11'4"	58 sq. ft	Yes
42	W.I.C.	11'2" x 5'10"	65 sq. ft	Yes
43	Bedroom	11'9" x 13'5"	158 sq. ft	Yes

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

1 Floor 1 - Basement



Dimensions: 33'4" x 15'7"
Area: 463 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Room



Dimensions: 10'2" x 6'7"
Area: 67 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

3 Floor 1 - Bath



Dimensions: 13'0" x 6'7"
Area: 78 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

4 Floor 1 - Patio



Dimensions: 30'1" x 13'4"
Area: 403 sq. ft
Counted as living area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 1 - Wet Bar



Dimensions: 11'3" x 17'3"
Area: 193 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

6 Floor 1 - Bedroom



Dimensions: 18'8" x 11'10"
Area: 215 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 1 - Billiard Room



Dimensions: 12'11" x 21'6"
Area: 277 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 1 - Recreation Room

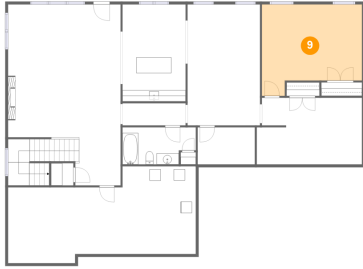


Dimensions: 20'0" x 32'2"
Area: 619 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

9 Floor 1 - Bedroom



Dimensions: 17'9" x 16'2"
Area: 251 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

10 Floor 1 - Hall



Dimensions: 11'3" x 3'11"
Area: 44 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Foyer



Dimensions: 7'9" x 12'2"
Area: 94 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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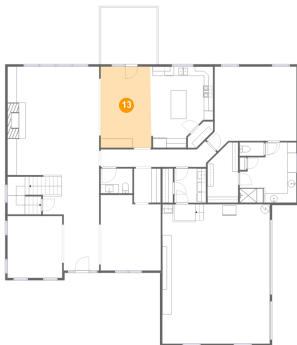
12 Floor 2 - Pantry



Dimensions: 4'2" x 4'1"
Area: 19 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

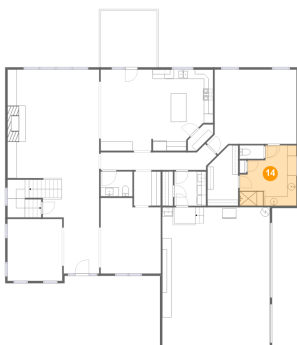
13 Floor 2 - Breakfast Nook



Dimensions: 11'0" x 17'8"
Area: 193 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Bath



Dimensions: 12'4" x 13'1"
Area: 139 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

**6826 Falls Ridge Ln, College Grove, Williamson
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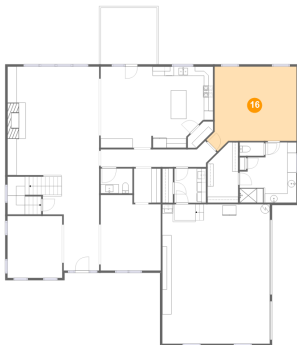
15 Floor 2 - Laundry



Dimensions: 6'11" x 7'5"
Area: 51 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

16 Floor 2 - Primary Bedroom



Dimensions: 19'7" x 18'5"
Area: 295 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 2 - WC



Dimensions: 5'3" x 2'11"
Area: 15 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

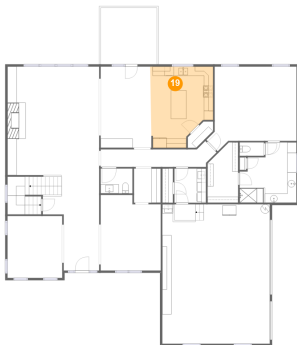
18 Floor 2 - Dining Room



Dimensions: 13'1" x 16'5"
Area: 202 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

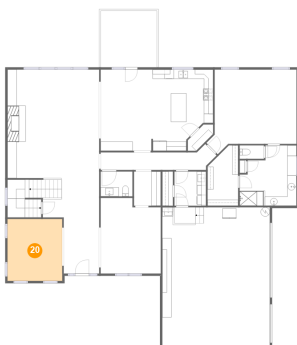
19 Floor 2 - Kitchen



Dimensions: 13'8" x 17'8"
Area: 210 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 2 - Office

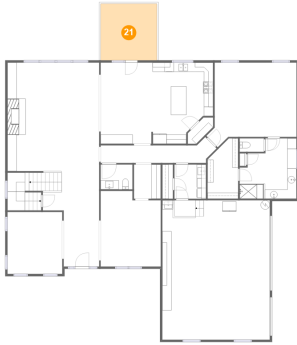


Dimensions: 11'11" x 13'6"
Area: 160 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**6826 Falls Ridge Ln, College Grove, Williamson
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21 Floor 2 - Balcony



Dimensions: 12'3" x 12'4"
Area: 151 sq. ft
Counted as living area: No

Heated: No
Finished: Yes
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

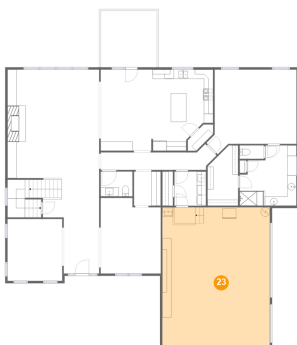
22 Floor 2 - W.I.C.



Dimensions: 6'8" x 13'1"
Area: 77 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

23 Floor 2 - Garage

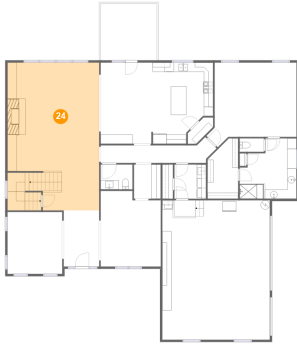


Dimensions: 23'5" x 30'4"
Area: 709 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**6826 Falls Ridge Ln, College Grove, Williamson
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24 Floor 2 - Living Room



Dimensions: 19'11" x 32'2"
Area: 636 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

25 Floor 2 - WC



Dimensions: 6'11" x 5'5"
Area: 37 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

26 Floor 2 - Hall

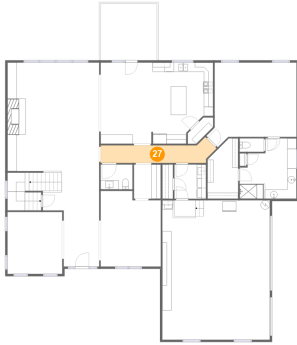


Dimensions: 5'10" x 7'5"
Area: 43 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

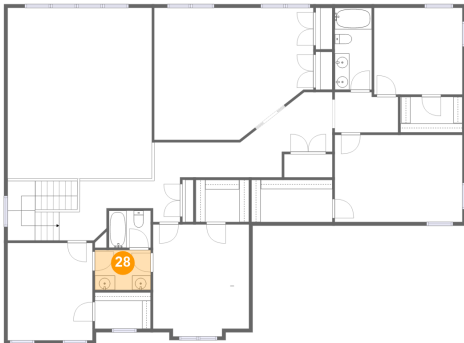
27 Floor 2 - Hall



Dimensions: 25'2" x 4'11"
Area: 95 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

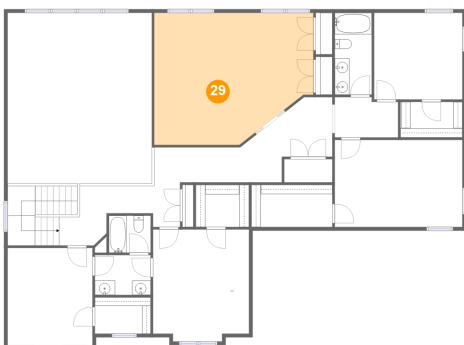
28 Floor 3 - Bath



Dimensions: 7'9" x 5'6"
Area: 42 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

29 Floor 3 - Family Room

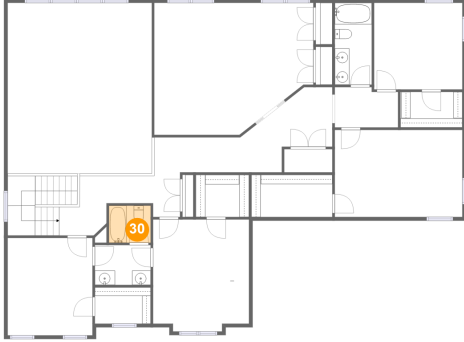


Dimensions: 22'0" x 18'3"
Area: 361 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

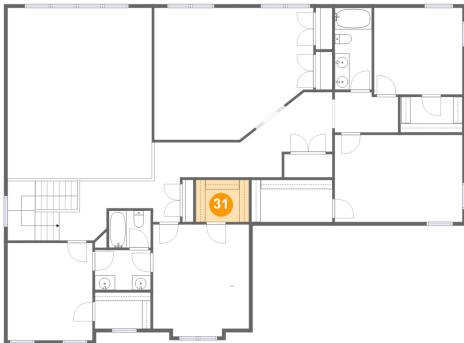
30 Floor 3 - Bath



Dimensions: 5'9" x 5'1"
Area: 29 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

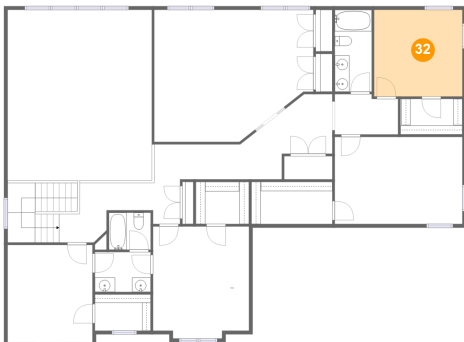
31 Floor 3 - W.I.C.



Dimensions: 7'4" x 5'10"
Area: 43 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

32 Floor 3 - Bedroom

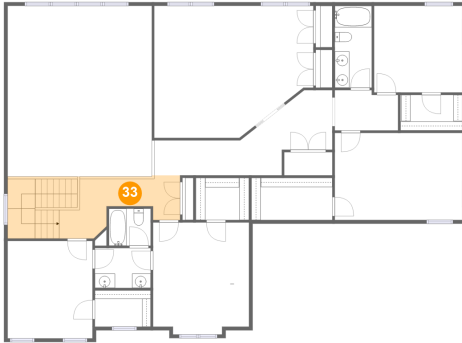


Dimensions: 12'2" x 11'11"
Area: 146 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

**6826 Falls Ridge Ln, College Grove, Williamson
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33 Floor 3 - Hall



Dimensions: 13'10" x 8'2"
Area: 165 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

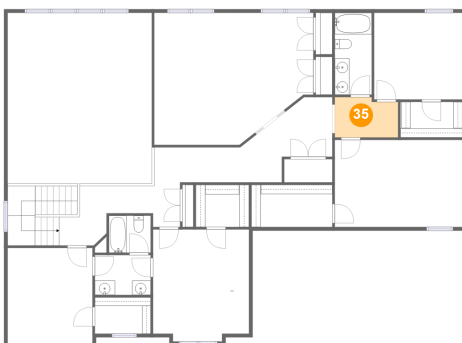
34 Floor 3 - Hall



Dimensions: 24'7" x 9'3"
Area: 154 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

35 Floor 3 - Hall



Dimensions: 8'9" x 5'7"
Area: 46 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

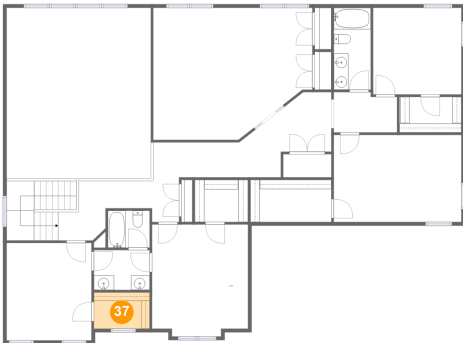
36 Floor 3 - Bedroom



Dimensions: 17'8" x 12'0"
Area: 212 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

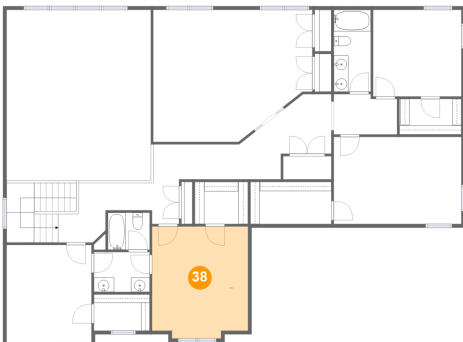
37 Floor 3 - W.I.C.



Dimensions: 7'9" x 5'0"
Area: 39 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

38 Floor 3 - Bedroom



Dimensions: 13'3" x 15'6"
Area: 198 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

6826 Falls Ridge Ln, College Grove, Williamson County, Tennessee, United States, 37046

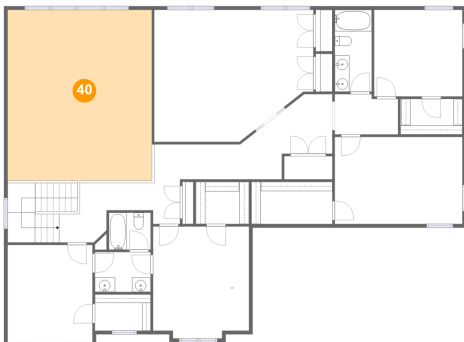
39 Floor 3 - W.I.C.



Dimensions: 8'7" x 4'11"
Area: 42 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

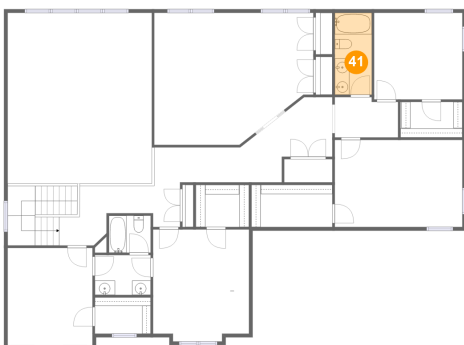
40 Floor 3 - Open To Below



Dimensions: 19'11" x 23'7"
Area: 470 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

41 Floor 3 - Bath

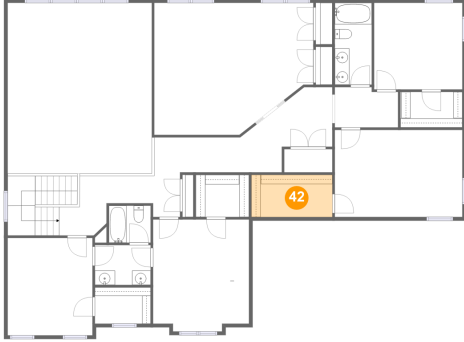


Dimensions: 5'1" x 11'4"
Area: 58 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

**6826 Falls Ridge Ln, College Grove, Williamson
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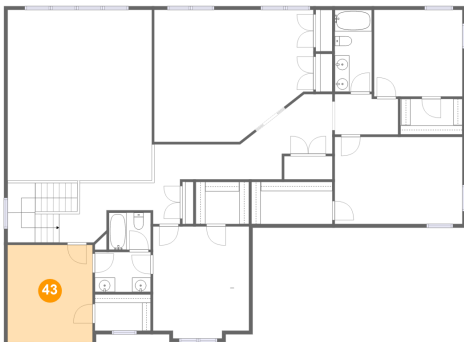
42 Floor 3 - W.I.C.



Dimensions: 11'2" x 5'10"
Area: 65 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

43 Floor 3 - Bedroom



Dimensions: 11'9" x 13'5"
Area: 158 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No