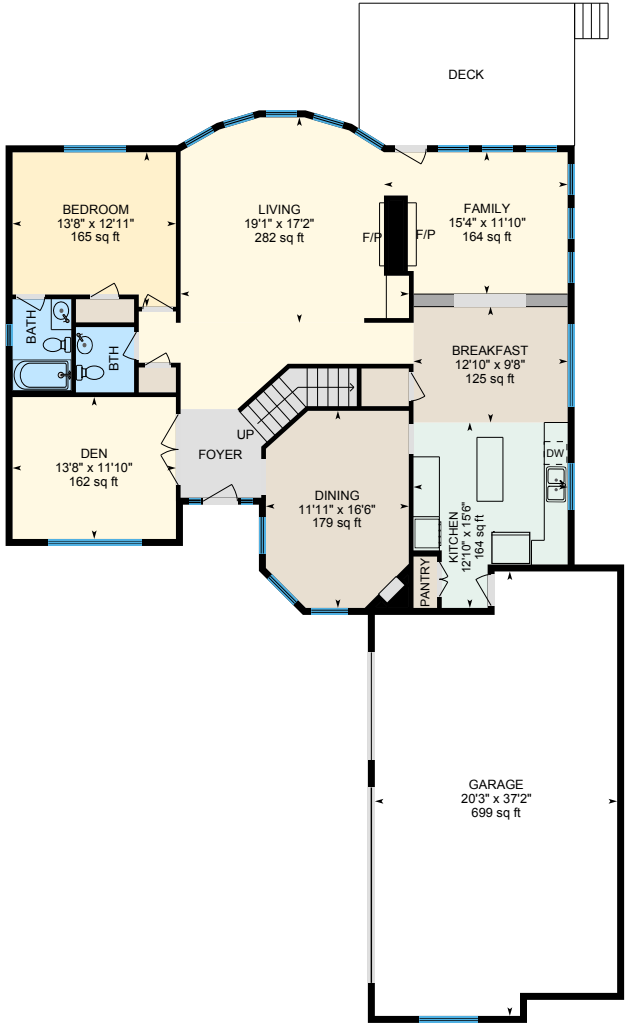
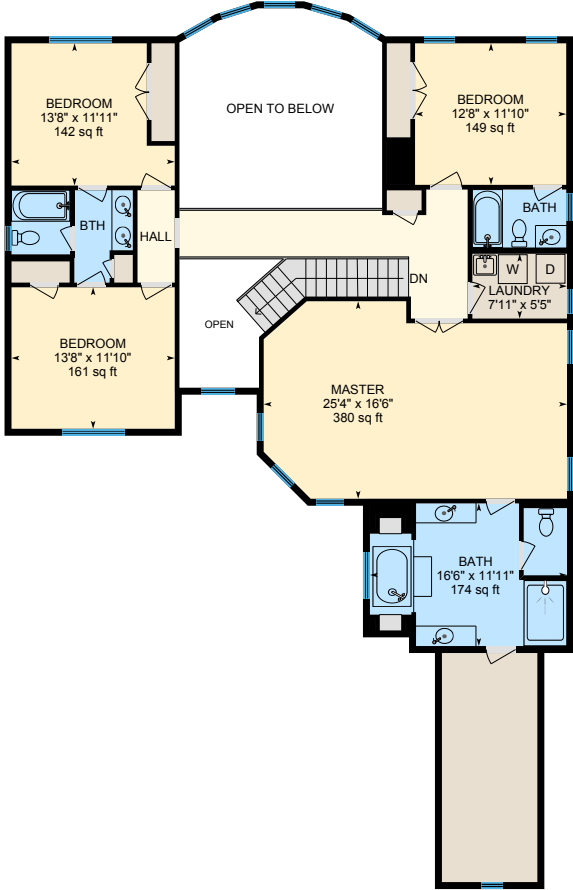


312 Bournemouth Ln, Nashville, TN

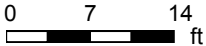
Main Building: Total Exterior Area Above Grade 3535 sq ft



1st Floor
Exterior Area 1725 sq ft



2nd Floor
Exterior Area 1810 sq ft

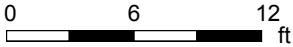


White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://youriguide.com/measure/>.



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1st Floor Total Exterior Area 1725 sq ft
Total Interior Area 1621 sq ft



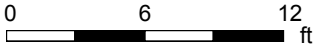
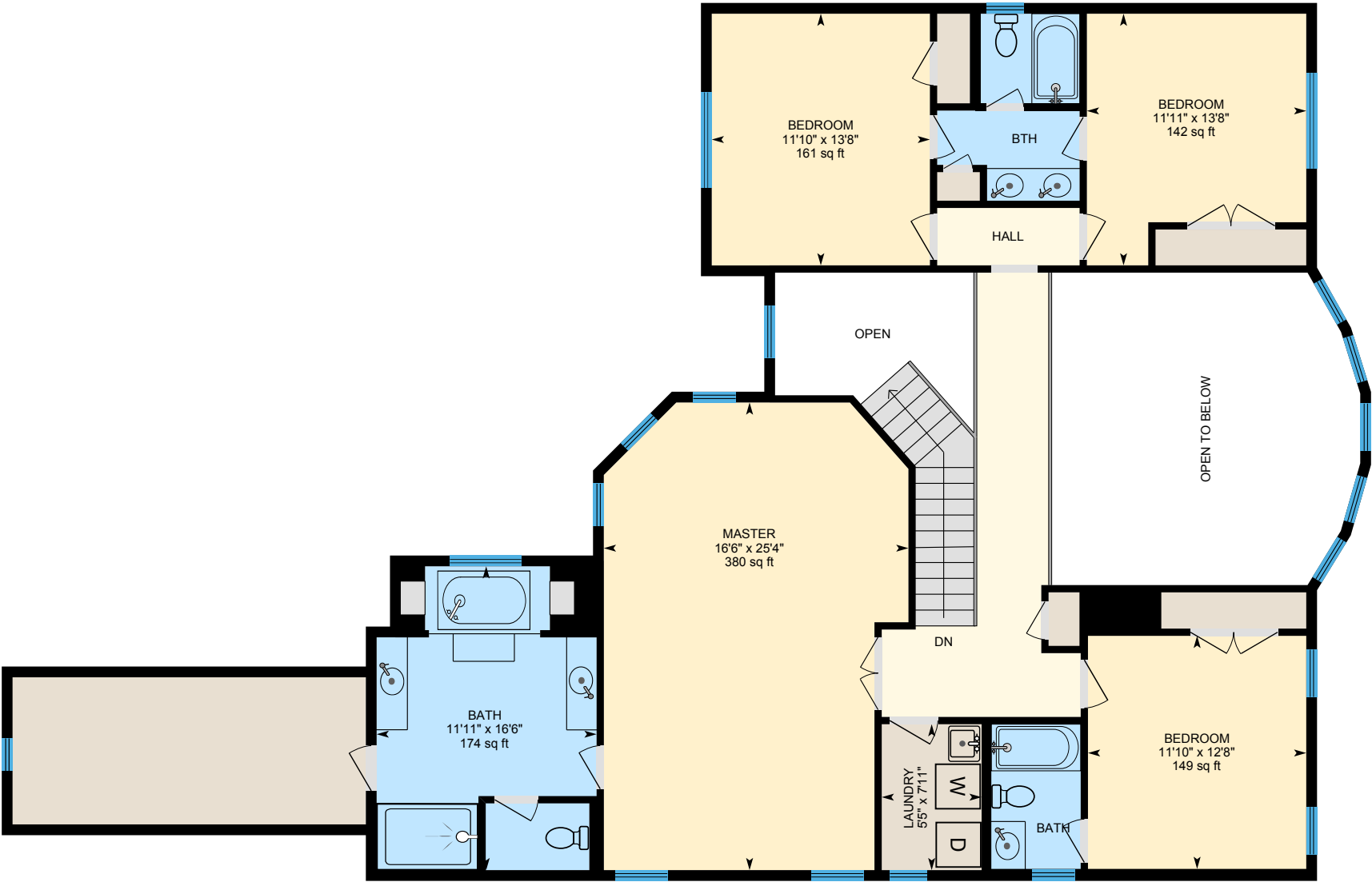
PREPARED: Oct, 2019

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://yourguide.com/measure/>.



312 Bournemouth Ln, Nashville, TN

2nd Floor Total Exterior Area 1810 sq ft
Total Interior Area 1637 sq ft



PREPARED: Oct, 2019

White regions are excluded from total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. For method of measurement please see <https://yourguide.com/measure/>.



312 Bournemouth Ln, Nashville, TN

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

Bath: 4'11" x 7'8" | 37 sq ft
Bedroom: 13'8" x 12'11" | 165 sq ft
Breakfast: 12'10" x 9'8" | 125 sq ft
Bth: 4'10" x 5'5" | 26 sq ft
Den: 13'8" x 11'10" | 162 sq ft
Dining: 11'11" x 16'6" | 179 sq ft
Family: 15'4" x 11'10" | 164 sq ft
Garage: 20'3" x 37'2" | 699 sq ft
Kitchen: 12'10" x 15'6" | 164 sq ft
Living: 19'1" x 17'2" | 282 sq ft

2ND FLOOR

Bath: 16'6" x 11'11" | 174 sq ft
Bath: 7'10" x 4'10" | 38 sq ft
Bedroom: 13'8" x 11'11" | 142 sq ft
Bedroom: 12'8" x 11'10" | 149 sq ft
Bedroom: 13'8" x 11'10" | 161 sq ft
Bth: 10'2" x 7'9" | 61 sq ft
Laundry: 7'11" x 5'5"
Master: 25'4" x 16'6" | 380 sq ft

Floor Area Information

For explanation of floor area calculations and method of measurement please see <https://youriguide.com/measure/>.

Main Building

1ST FLOOR

Interior Area: 1621 sq ft
Perimeter Wall Length: 177 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1725 sq ft

2ND FLOOR

Interior Area: 1637 sq ft
Perimeter Wall Length: 295 ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 1810 sq ft

Total Above Grade Floor Area

Main Building Interior: 3258 sq ft
Main Building Exterior: 3535 sq ft

312 Bournemouth Ln, Nashville, TN

Property Details

Prepared: Oct 12, 2019

IMPORTANT > IMPORTANT > IMPORTANT > IMPORTANT:

When uploading your Photos and listing info into RealTracs/ MLS - Please be sure to Copy & Paste the Branded Virtual Tour URL/ Link in the DOCUMENTS/ Links section. Don't forget to mark the "This is a Virtual Tour" checkbox. IF YOU DO NOT, your virtual tour will not be visible on the major search portals. This works for both: 3D Virtual Tours and the PHOTO Gallery Tours. While you are there, you can optionally add the URL for the Floor Plans or upload the Floor Plans PDF (if they are available).

We offer all of our clients personal and group coaching workshops for marketing strategies and systems using the features of your iGUIDE Virtual Tour to its full potential. If you would like assistance, please do inquire!

Also, should your listing expire, please REMOVE the images from the MLS listing to prevent another agent (or homeowner gone FSBO) from illegally using your investment.

Branding Update: We are phasing in our parent company branding and phasing out the iGUIDE NASHVILLE branding to simplify our taxes for 2020. Avista Media (avistamedia.com) was launched in 2013 as a Professionally Creative Marketing Media provider and has been the hub for all of our business. Feel free to update our contact information from iguidenashville@gmail.com (or info@iguidenashville.com) to AvistaMedia@gmail.com - during our rebranding phase we will still respond to the iGuideNashville emails, but through our AvistaMedia email address.

If you have any questions, please call, text, or email, I'm here to help.

Charles Shaffer | AvistaMedia@gmail.com | 615.670.1989

