



**\$650,000**

## **1303 KATIE AVE, NASHVILLE, TN, US, 37207**

<https://thecottagerealty.com>

1% closing cost credit of loan amount with suggested lender!  
Nestled less than 10 minutes from the vibrant heart of Downtown Nashville, this newly constructed home showcases modern elegance and urban convenience with impeccable craftsmanship and contemporary design. Boasting an open floor plan that seamlessly integrates the living, dining, and kitchen areas. With 3 bedrooms [...]

- 3 beds
- 2 baths
- Residential
- Horizontal Property Regime - Attached
- Active
- 2275 sq ft

### **Rooms**



Room type	Dimensions
Bedroom 1	12x18
Kitchen	14x15
Bedroom 2	10x11
Living Room	12x18
Bedroom 3	10x11
Bonus Room	18x20
Dining Room	6x18

## Building Details

**ParkingTotal:** 1  
**Heating:** Central  
**Exterior material:** Brick, Hardboard Siding  
**Parking:** Attached - Front

**NewConstructionYN:** Yes  
**Basement:** Crawl Space  
**Roof:** Shingle

## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Fire Alarm, Smoke Detector(s)

**Utilities:** Electricity Available, Water Available

**Features:** Ceiling Fan(s), Electric, Entry Foyer, Living Room, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air, Electric

**ExteriorFeatures:** Balcony, Garage Door Opener

**Amenities:** Dishwasher, Disposal, Microwave

