



## 403 DOUBLE PLAY DR.

East Brainerd, TN 37421 | Engel  
Park

**\$364,900**

Sq Ft: 1,543    Bedrooms: 2  
Baths: 2    Stories: 1

Welcome home to the Iris townhome plan, located in the final phase of Pratt Home Builders' beloved flagship community, Engel Park. Situated in East Brainerd, this community offers a beautiful community pool and cabana, playground, dog park, and play fields.

Home Site 126 is the Iris home plan, featuring 2 spacious bedrooms and 2 full bathrooms to match. Walking through the front door, you'll find the guest bedroom at the front of the house with a full bath directly across the hall. Wide doorways make for easy wheel-chair access throughout the home, a very unique design feature you don't see often. Moving through the hall, you're greeted by the spacious, open-concept kitchen and great room with sliding glass doors that open up to your private patio oasis. Just a short walk from the kitchen, your laundry room is just outside of the master bedroom. In the bedroom, you'll find the large en suite with double-vanities, a roll-in shower, plus a spacious walk-in closet. With easy access to favorite areas around town and downtown Chattanooga within a half hour's drive, you'll never be short on things to do. Convenient to everything – enjoy a round of golf at one of the many area golf courses, shop at Hamilton Place mall and surrounding shops, or enjoy the nature trails at Heritage Park, Audobon Acres, and more. Engel Park is a special community to be a part of.

- 2 Bedrooms
- 2 Full Bathrooms
- 2-Car Garage
- Covered Patio

Sales Office  
8016 Slugger Way  
Chattanooga, TN 37405

Office Hours



## Home Site #126: The Iris

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Hardie Siding: Evening Blue

Front Door Color

SW9138 Stardew

Accent Brick

Front Door Hardware

Shake Color

*Exterior Mood Board*

## Home Site #126: The Iris

403 DOUBLE PLAY DRIVE

Warm & Cozy LVP Flooring

Upgraded Quartz  
Countertops at  
Kitchen & Main Bath

Classic White  
Laminate Cabinets  
Throughout

Wall  
Colors

*Interior Mood Board*

Classic Subway  
Tile Backsplash