



## 3440 Hollow Creek Road, Germantown, TN 38138

Incredible 12,000 square foot Federal Mansion on 10 acres off Forest Hill Irene Rd in Germantown. Complete wraparound porches, 6 Bedrooms and 7 baths, 2.5 acres pond, pool and 3 car garage with additional 6 car parking. First floor boasts Master Bedroom Suite w 2.5 baths, plus a sunroom off the pool, large kitchen overlooking the Great room, separate dining room and living room. The second floor has 5 bedrooms, including another master bedroom suite, an office/study with built in bookshelves and 4.5 baths. The third floor has a huge 51x34 playroom plus wet bar and a half bath plus a widows peak off the third floor that overlooks the property.

*Call Gary Garland to discuss financial qualifications and to schedule all property tours.*



**WWW.GARLANDCOMPANY.COM**  
5050 Poplar Ave. STE#2421, Memphis, TN 38157  
901.527.7779

LAST UPDATED 08.07.17

**FOR SALE \$3,700,000**

**Gary Garland - 901.335.4842**

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**Kathryn Garland - 901.644.8751**

**kathryn@garlandcompany.com**



MLS # 10008918 ACT No Contingency RE Detached Single Family 864A LP: \$3,700,000

Address 3440 HOLLOW CREEK RD Unit #  
 City Germantown State TN Zip Code 38138 HandyMap  
 County Shelby Cross Street Forrest Downs Parcel ID G0243 00461  
 Bedrooms 6 Living Room 19x23 Master Bedroom 23x19  
 Full Baths 7 Dining Room 18x14 Bedroom 2 17x22  
 Half Baths 3 Kitchen 18x30 Bedroom 3 19x15  
 # of Rooms 15 Breakfast Bedroom 4 16x14  
 # Bds Down 1 Den/Great Room 29x23 Bedroom 5 14x13  
 # of Stories 3.10 Play / Bonus Room 51x34 Keeping/Hearth Room  
 # of FP 4 Neigh Assoc No Office 14x15  
 Parking G3A Ann Assoc Fee Construction Status Existing Property  
 List Type Exclusive Right to Sell Est Date of Completion  
 Service Type Full Service Listing Apx SqFt 10000+ Year Built 1987  
 Lot Size 424,884 Pool In Ground Flood Ins Req  
 Legal Subdivision Forrest Hill Woods # Units/Bldg Termite Contract  
 Condo Assoc Mgmt Co Monthly Maint

Sales Type Normal Sale

Annual Cnty/City Taxes 19,583 / 8,649

Acreage 9.75 Lot #

MAAR Subdivision Forrest Hill Woods

Condo No Condo Name

Directions Take Forest Hill Irene Rd South from Poplar Pike to Forest Downs and turn left; then right on Hollow Creek to the Front Entrance.

Virtual Tour Unbranded Virtual Tour

Features

<b>DETACHED UNIT TYPE</b>	General Residential	<b>HEATING</b>	Central, 3 or More Systems
<b>STYLE</b>	Other (See Remarks)	<b>COOLING</b>	Central, 3 or More Systems
<b>ADDITIONAL BR /BATH INFO</b>	1 or More BR Down, Two Masters, Luxury Master Bath, Double Vanity Bath, Whirlpool(s), Separate Tub & Shower, 2 Full Master Baths, Full Bath Down, Half Bath Down	<b>ROOF</b>	Composition Shingles
<b>MASTER BEDROOM DESCRIPTION</b>	Level 2, Walk-In Closet, Full Bath, Fireplace, Hardwood Floor	<b>EXTERIOR /WINDOWS</b>	Stucco
<b>BEDROOM 2 DESCRIPTION</b>	Level 1, Walk-In Closet, Private Full Bath, Hardwood Floor	<b>PARKING /STORAGE</b>	Driveway/Pad, Circular Drive, More than 3 Coverd Spaces , Garage Door Opener(s), Side-Load Garage
<b>BEDROOM 3 DESCRIPTION</b>	Level 2, Walk-In Closet, Private Full Bath, Hardwood Floor	<b>LOT DESCRIPTION</b>	Some Trees, Level, Lake/Pond on Property, Professionally Landscaped
<b>BEDROOM 4 DESCRIPTION</b>	Level 2, Private Full Bath, Built-In Cabinets/Bkcases, Hardwood Floor	<b>MISC EXTERIOR WARRANTY/POSS</b>	Porch, Patio, Hot Tub, Balcony, Well Landscaped Grounds Possession by Agreement
<b>BEDROOM 5 DESCRIPTION</b>	Level 2, Shared Bath, Carpet	<b>ADDENDUMS</b>	
<b>OFFICE DESCRIPTION</b>	Private Half Bath, Built-In Cabinets/Bkcases, Hardwood Floor	<b>SHOWING</b>	Appointment Only, Call Listing Agent, Listing Agent Must Meet, No Sign, Advance Notice Required, Other (See Remarks)
<b>MASTER BATH DESCRIPTION</b>	Double Sinks, Whirlpool Tub, Separate Shower	<b>INSTRUCTIONS</b>	
<b>LIVING/DINING /KITCHEN</b>	Separate Living Room, Separate Dining Room, Separate Den, Great Room, Eat-In Kitchen, Breakfast Bar, Pantry, Island In Kitchen		

Remarks

Public Remarks Incredible 12,000 sqft Federal Mansion on approx. 10 acres Gtown. Complete wraparound porches,6 BR & 7 BA, 2.5 acres pond,pool & 3 car garage w/additional 6 car parking.1st floor boasts Master Bedroom Suite w 2.5 baths, plus a sunroom off the pool,large kitchen overlooking the Great room, separate dining room and living room.2nd floor has 5 bedrooms, including another master bedroom suite, an office/study with built in bookshelves &4.5 baths.3rd floor has a huge 51x34 playroom plus wet bar.

Sold Information

Selling Office:

Selling Agent:

Co-Selling Office:

Co-Selling Agent:

Sold SqFt:

Pend Date:

DOM: 4

Close Date:

Prepared by:

Slr Contrb:

Agent Name: J. Gary Garland

Original Price: \$3,700,000

Agent Phone: Cell: 901-335-4842

Sale Price:

Office Name: Garland Company Real Estate, L

Sold Term:

Office Phone: Office: 901-527-7779

Corporate Own: No

Lease to Purchase:



\*Information, including Square Footage, deemed reliable but not warranted. Copyright MAAR 2015