



MOODY MOON

EST. RIDGE 2022

SMOKY MOUNTAINS, TENNESSEE

Building Your Home

Live. Life. Beautifully.

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Welcome to Serenity.



A Message From Sue

Welcome to your new home at Moody Moon Ridge.

Every detail of this home has been carefully considered and executed with intention, backed by over 20 years of experience in high-end custom construction. I take pride in doing things the right way—thoughtfully, thoroughly, and with a sharp eye for craftsmanship that doesn't cut corners. From our first conversations to the final walk-through, this home reflects not just your vision, but the care and effort behind every choice made along the way.

Whether this is your forever home, a vacation getaway, or something in between, it's my sincere hope that it brings you comfort, joy, and a sense of place for many years to come.



Benefits



Everything You Can Count On.

Half-way between big cities and the Appalachian Trail, here is everything you will find at your home smack dab in the middle of everything fantastic:

- » Clubhouse*
- » Precor Workout Studio*
- » Open Air Event Pavilion*
- » Firepits and Seating*
- » Open Air Pool**
- » Sunrise Yoga**
- » 1.5+ mi. Walking Trails^
- » Pickleball Court^
- » Organic Garden^
- » Farm-to-Table Dinners
- » High-Speed Internet (Current)

*Under Construction

**Q3 2025

^Q2 2026



The Benefits of Owning at Moody Moon Ridge

» Personalized Property Care

We offer connections for individualized land and home maintenance services tailored to each homeowner's needs. Whether it's seasonal upkeep, landscaping, or exterior care, our team ensures your home always looks its best.

» Security and Maintenance

Not planning on staying full-time? Taking a long vacation? We've got your back. Upon request, you can rest easy knowing your home is being taken care of while you're away.

- » We can help you arrange routine maintenance with local quality tradesmen and we can provide emergency services such as lock outs and other home-related issues
- » On-site land maintenance crews available for contracted service

The Moody Moon Standard



Our Guarantee.

We want the best for our clients, including future generations. Here is what we cover in your building process and beyond:

» Warranty (Copy Link)

So your family can enjoy your Smoky Mountain escape for years to come: transferrable, day 1 up to 10 yr. on structural, 4 yr. on mechanical systems.

» Third Party Construction Inspections

A lot can change in the building process, but multiple inspections can make sure everything is built to code. For your protection, we provide the following inspections from a licensed third-party inspection service: foundation, rough-in, and final.

» Certified Compaction Report

We provide a compaction report by a licensed soil engineer prior to your foundation being constructed; this assures your soils are stable and can support your forever home. You deserve to know all that your land has to offer.



Starting the Design Proccess

Picking Your
Land



Developing
Plans



Design
Brochure



*Design
Process*



Start
Construction



Enjoy
Moody Moon
Ridge

From Breaking Ground to Watching the Sunrise Over the Mountains

After you have found your perfect view on English Mountain, we'll start by carefully developing blueprints to space your needs now and in the future. Next, our team of design specialists work closely with you to seamlessly guide you through your journey, bringing your vision to life. Consider starting by taking a look through the Design Brochure!

We have you covered in curating everything from your flooring to your cabinet hardware, and our team is solely focused on making your dream a reality.



Our Team of Experts

» Professional Design Team

To make sure your home feels like everything you have imagined!

» Licensed Architects and Engineers

Soil engineers, building engineers, and licensed architects are here to ensure the safety and longevity of your home for years to come.

» Team of Well-Experienced Tradesmen from Chicago to Tennessee

With over 20 years in the business, Sue has built a trusted team of tradesmen ready to break ground!



Asking the Most Important Questions

Designing your home can be intimidating, we're here to help you every step of the way. Here are some questions to get you started:

- » How do you want to feel in your home?
- » Where do you imagine yourself drinking your morning coffee?
- » Would you rather design everything or need some help?
- » Imagine a treehouse or a she-shed on your 5 acres?
- » If this is your forever home, how do you anticipate your needs changing over time?
- » Will you need a space for an aging relative and should we plan for that now?
- » Would you rather enjoy the views from your front porch overlooking the mountains or the serenity of the woods?



Housekeeping

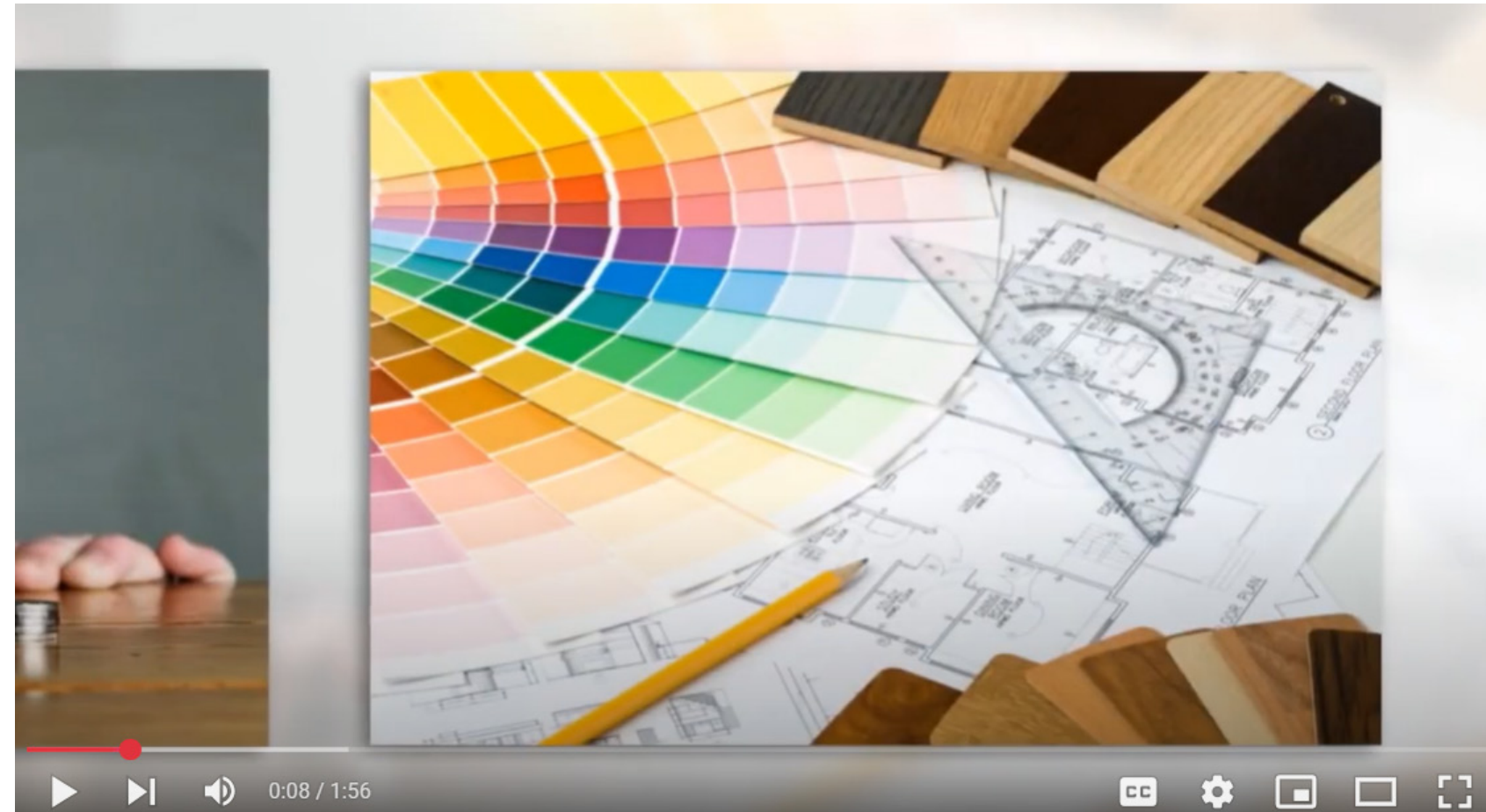


Co-Construct

I am proud to partner with Co-Construct—our streamlined project management platform, designed to keep us all sane! It houses everything from your documents and financials to a live construction schedule, change orders (all approved before work begins), and a photo and file archive that serves as a permanent digital record of your home.

1. Register your account with our team
2. Upload photos of plans, design choices, or anything that helps your building journey!
3. Stay up to speed with all updates
4. Have any questions? Keep track of all messaging in one place!

Co-Construct Link



Working Together

Confidence. Transparency. Communication.

» Standard Weekly Calls

Let's pick a time that works for everyone!
We want to do our best to stay in sync.

» Scheduled Walk Throughs

Its one thing to plan your dream home on paper, but its another to walk through it. Make sure you love your home at every stage!

» CoConstruct

Let's stay connected through our in-house communication system so we're never out of the loop with one another.



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