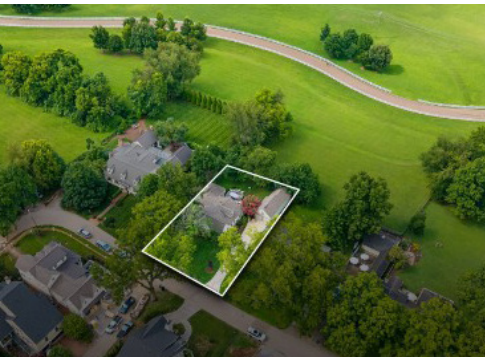


# ONLINE ONLY REAL ESTATE AUCTION

**BIDDING OPEN NOW!**

*118 Winslow Road*  
FRANKLIN, TN 37064

**BIDDING CLOSES - Friday, August 21, 2026 at 2:00 pm**



## **PUBLIC PREVIEW DATES**

Friday, **August 7** • 9:00 AM – 12:00 PM

Sunday, **August 16** • 2:00 PM – 5:00 PM

Friday, **August 21** • 11:00 AM – 2:00 PM

*This is a rare opportunity to purchase a truly distinctive Franklin property offering character, privacy, unmatched convenience, and one of the area's most desirable locations.*

Homes in the highly desirable **Myles Manor neighborhood** rarely become available, and opportunities like this are exceptionally rare. Nestled on a beautifully landscaped, tree-filled lot adjoining the **historic Harlinsdale Farm**, this charming stone cottage offers a one-of-a-kind setting with picturesque views overlooking the 200-acre park while being just steps from **Downtown Franklin's** shopping, dining, entertainment, and historic charm.

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SCAN TO BID

# BIDDING CLOSES - Friday, August 21, 2026 at 2:00 pm



**The current owners have invested over \$120,000 in improvements and upgrades,** creating a home that beautifully blends timeless craftsmanship with thoughtful modern updates. A complete list of improvements is available in the media section.

Inside, you'll find rich hardwood floors, detailed millwork, three fireplaces, concrete countertops, a premium Wolf gas range, and exceptional character throughout. The main level offers two bedrooms, two full bathrooms, and multiple living and entertaining spaces, including an incredible kitchen that flows into a light-filled living area surrounded by windows overlooking the private backyard and scenic park beyond.

Upstairs, a spacious loft with a full bathroom provides excellent flexibility as a third bedroom, guest suite, home office, bonus room, or additional living space.

The finished basement expands the home even further with a large recreation room, utility room, oversized flex room ideal for a media room, game room, fitness area, studio, or hobby space, plus a dedicated wine cellar.

Outside, enjoy professionally landscaped grounds featuring an expansive patio, impressive stone firepit, and breathtaking views that create the perfect setting for relaxing or entertaining. Completing the property is an impressive 20'x44' detached garage offering exceptional space for vehicles, storage, a workshop, or future possibilities.

## PROPERTY HIGHLIGHTS

- ◆ Myles Manor location adjoining Harlinsdale Farm
- ◆ Just steps from Historic Downtown Franklin
- ◆ Beautiful tree-filled lot with professional landscaping
- ◆ Views overlooking the 200-acre Harlinsdale Farm Park
- ◆ Over \$120,000 in recent improvements and upgrades
- ◆ Charming stone cottage with exceptional character
- ◆ 3 Bedrooms | 3 Full Bathrooms
- ◆ Hardwood floors and detailed millwork
- ◆ Three fireplaces
- ◆ Wolf gas range and concrete countertops
- ◆ Multiple living and entertaining areas
- ◆ Sun-filled living room with panoramic backyard views
- ◆ Spacious upstairs loft with full bath
- ◆ Finished basement with recreation room
- ◆ Oversized flex room for media, fitness, game room, or office
- ◆ Wine cellar
- ◆ Large patio w/Stone Firepit
- ◆ 20' x 44' detached garage/workshop
- ◆ Traditional financing accepted

**REAL ESTATE TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections Investigations, Inquires, And Due Diligence Concerning The Property. Make Inspections Prior To Date Of Sale.



**MICHAEL HARRIS**

PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER

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**NICK SHUFORD**

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