



## Meadow Pines

From the \$300's

SALES CENTER

**404-960-1472**

Tammie Williams

LOCATION

**250 Polk Avenue  
Dallas, GA 30132**

FIND MORE ONLINE



Call **404-960-1472** for more information

[KerleyFamilyHomes.com](https://KerleyFamilyHomes.com)

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## Welcome to Meadow Pines

### Meadow Pines: Farmhouse-Style New Homes in Dallas, GA

Welcome to Meadow Pines, a charming, family-friendly community of 27 new homes in Dallas, GA! This neighborhood will feature **one and two-story craftsman-style homes with modern farmhouse exteriors**. With 3 and 4-bedroom plans, you can choose the option that best fits your needs.

### Why You'll Love Life at Meadow Pines

- Beautiful craftsman-style homes
- Large primary bedrooms with walk-in closets
- Spacious kitchens with granite countertops and stainless steel appliances
- Covered front porches
- Energy-efficient construction
- A fun, family-friendly location in Dallas, GA

### Small-Town Charm and Local Events in Downtown Dallas, GA

Dallas, GA, offers the peaceful, small-town lifestyle you've been looking for. Meadow Pines is located just a few minutes from Historic Downtown Dallas, known for its local attractions!

- **Dallas Theater** – Enjoy live performances and entertainment

#### COMMUNITY HIGHLIGHTS

##### **Request Community Information**

##### **Bungalow Series**

##### **Modern Farmhouse Exteriors**

**Spacious kitchens with granite countertops and stainless steel appliances**

**Large primary bedrooms with walk-in closets**

**Covered front porches for outdoor entertaining**

**Two-car garages**

**Energy-efficient construction**

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## Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ASPEN	FH-1, FH-2	4	2.5	N/A	\$409,900
HAWTHORNE	FH-1, FH-2	3	2	N/A	\$390,900
LINDEN	FH-1, FH-2	3	2.5	N/A	\$404,900
MULBERRY	FH-1, FH-2	4	2.5	N/A	\$404,900
SPRUCE	FH-1, FH-2	4	2.5	N/A	\$401,900

Additional bedrooms, bathrooms, and optional rooms like media rooms, lofts, and other options may be available.  
Base Pricing does not include Basement or Lot Premium Costs. Contact for more details.

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Available Homes

Homesite	Plan	Beds	Baths	Sq Ft	Price
HOMESITE	HAWTHORNE	3	2	1,763	\$393,900
HOMESITE	LINDEN	4	2.5	2,032	\$412,900
HOMESITE	MULBERRY	4	2.5	2,225	\$433,265

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## Features

### Spacious Kitchens

- 30" stained wall cabinets
- Granite countertops
- 50/50 stainless steel undermount sink
- Designer single handle Brushed nickel finish kitchen faucet with pullout sprayer
- Garbage disposal
- Pantry closet with wire shelving
- Appliances - range, microwave, dishwasher, Refrigerator
- Recessed refrigerator ice maker hook-up

### Living Areas

- Choice of premium vinyl flooring (per plan)
- Choice of premium wall-to-wall carpet with 5 lb. padding on Stairs and Bedrooms
- Sherwin Williams Paint on interior walls with smooth ceiling \*excludes garage
- 3-1/4" baseboard throughout the home
- Interior doors 6'-8" with 356 casing

### Bathrooms

- Stained cabinets
- Cultured Marble Vanity countertops
- Designer Brushed Nickel Faucet Fixtures
- Designer Brushed Nickel Towel Bar, Towel Ring, & Tissue holder (per plan)
- Vinyl Flooring

### Exterior Finishes

- 6 Panel Front Door
- Full Light Fiberglass patio door
- Vinyl single hung windows
- 5" seamless gutters with down spouts (per plan)
- Vinyl shutters (per plan, per elevation)
- Fiber cement siding
- Brick and Stone (per elevation)
- 2 exterior outlets (per plan)

### Quality Features

- LED Flush Lights (per plan)
- Smart Tube with raised outlet in Family Room & Owners Suite
- 2 television jacks - Family Room, Owners Suite
- 1 telephone jacks
- 150 amp service
- Hardwired smoke detectors every bedroom w/battery back-up
- Carbon monoxide detectors
- Electric dryer hook-up, Washer and Dryer included
- Stamped steel garage door
- Concrete front porches, driveways
- 50 gallon water heaters
- 3/4" tongue & groove - screwed & glued down sub floor
- 9' Ceilings 1st floor
- Fully engineered roof and floors
- 3 Tab - 25 year asphalt Roof Shingle
- Pestban® in wall pest treatment system
- Window Blinds

### Energy Package

- R-38 insulation blown in attic of living areas
- R-13 wall insulation
- R-38 Fiberglas Batt insulation in vaulted living areas

- 15-SEER heating and air conditioning system,
- Programmable thermostats (zoned per plan)
- Energy Star® Appliances
- Energy efficient windows
- Blower door testing

### Builder Quality

- Homeowner Warranty 1-2-10
- --- One year workmanship & material warranty
- --- Two year Systems warranty
- --- Ten year Structural warranty
- Member of the Greater Atlanta Home Builders Assoc.
- Certified Professional Home Builder

\*Revised 05.09.2025

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## Kerley Family Homes' Approved Lender

### Why Use an Approved Lender

When you use an approved lender, they take care of all the financing details. Our loan officers frequently work from our sales centers in various locations for easy access. The financing process runs more smoothly when you work with a lender who knows what the buyers needs from the beginning to the end of the building process

- Immediate Pre-Qualifications and Pre-Approval
- Competitive Interest Rates
- Different Programs to Choose From
- Consistent and Frequent Status Updates

### Receive a Portion of Your Closing Costs

Kerley Family Homes is paying a portion of the closing costs on your new home when you use our preferred lender. Our experienced lender partners will walk you through the financing process, and you keep a portion of your closing costs. No strings attached.



**Jill Bertolani - AVP - Senior Mortgage Banker**

NMLS# 658806 | GA

Direct: 404.518.2201

Email: [jill.bertolani@amerisbank.com](mailto:jill.bertolani@amerisbank.com)



**MOVEMENTMORTGAGE**

**Theresa Garcia - Loan Officer - Production Manager**

NMLS# 205112 | GA

Direct: 770.330.3234

Email: [theresa.garcia@movement.com](mailto:theresa.garcia@movement.com)

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