



Meadow Pines

From the \$300's

SALES CENTER

404-960-1472

Sean Anderson

LOCATION

**100 Everwood Court
Dallas, GA 30132**

FIND MORE ONLINE



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

KerleyFamilyHomes.com

*Information believed accurate but not warranted and subject to change without prior notice. All drawings and elevation renderings are artistic representations only. Floor plan details & final decisions to be made by Kerley Family Homes. This document is for informational purposes only and is subject to change without notice. Please contact onsite agent for details regarding availability, lots and options. Updated 2025-07-05



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Welcome to Meadow Pines

Meadow Pines – New Farmhouse Style Homes in Dallas, GA

Welcome to Meadow Pines — a cozy, family-friendly community nestled in the heart of Dallas, Georgia. With just 27 thoughtfully designed homes, this intimate neighborhood offers the perfect blend of small-town charm and modern living.

Features and Finishes

- Modern Farmhouse Exteriors
- Spacious Kitchens with Granite Countertops and Stainless-Steel Appliances
- Oversized Primary Bedrooms with Walk-In Closets – Primary on Main Floor Plans
- Covered Front Porches and Patios for Outdoor Entertaining
- 2 Car Garages
- Basements Available

Neighboring Landmarks

Located in the heart of Dallas, GA, Meadow Pines offers peaceful suburban living just minutes from shopping, dining, and top-rated schools.

- [Dallas Theater](#) – Enjoy live performances and entertainment (1 Mile)
- [The Dallas Markets](#) – Perfect for those who love to shop local (1 Mile)

COMMUNITY HIGHLIGHTS

[Request Community Information](#)

Bungalow Series Floor Plans

Modern Farmhouse Exteriors

Only 27 Lots Available

Covered Front Porches and Backdoor Patios for Outdoor Entertaining

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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 27	HAWTHORNE	3	2	1,763	\$422,546
HOMESITE 2	MULBERRY	4	2.5	2,225	\$433,265
HOMESITE 103	LINDEN	4	2.5	2,032	\$438,554
HOMESITE	ASPEN	4	2.5	2,269	\$477,900

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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 07.05.2025

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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



MOVEMENTMORTGAGE

Theresa Garcia - Loan Officer - Production Manager

NMLS# 205112 | GA

Direct: 770.330.3234

Email: theresa.garcia@movement.com

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