



## Meadow Pines

From the \$300's

### SALES CENTER

**404-960-1472**

Kisha Welch  
Kimberly Smith

### LOCATION

**250 Polk Avenue  
Dallas, GA 30132**

### Hours

**Tuesday - Saturday: 11 am - 6 pm  
Sunday - Monday: 1 pm - 6 pm**

### FIND MORE ONLINE



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

[KerleyFamilyHomes.com](https://www.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 2026-04-17



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## 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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## Welcome to Meadow Pines

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)

Sara Babb Park – Where you'll find a playground, picnic areas, and more

Three Strands Vineyard and Winery (4 Miles)

### Paulding County School District

Northside Elementary School

Herschel Jones Middle School

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## Base Pricing by Floor Plan

| Plan      | Elevations                                  | Beds | Baths | Sq Ft | Starting Price |
|-----------|---|------|-------|-------|----------------|
| ASPEN     | FH-1 - MEADOW PINES,<br>FH-2 - MEADOW PINES | 4    | 2.5   | 2,269 | \$409,900      |
|           |   |      |       |       |                |
| CEDAR     | FH-1, FH-2                                  | 4    | 3     | 2,351 | N/A            |
|           |   |      |       |       |                |
| HAWTHORNE | FH-1 - MEADOW PINES,<br>FH-2 - MEADOW PINES | 3    | 2     | 1,763 | \$390,900      |
|           |   |      |       |       |                |
| LINDEN    | FH-1 - MEADOW PINES,<br>FH-2 - MEADOW PINES | 3    | 2.5   | 2,032 | \$404,900      |
|           |   |      |       |       |                |
| MULBERRY  | FH-1 - MEADOW PINES,<br>FH-2 - MEADOW PINES | 4    | 2.5   | 2,225 | \$404,900      |
|           |   |      |       |       |                |
| SPRUCE    | FH-1 - MEADOW PINES,<br>FH-2 - MEADOW PINES | 4    | 2.5   | 2,100 | \$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 23 | HAWTHORNE | 3    | 2     | 1,785 | \$390,900 |
| HOMESITE 2  | MULBERRY  | 4    | 2.5   | 2,225 | \$419,990 |
| HOMESITE 25 | SPRUCE    | 4    | 2.5   | 2,100 | \$429,990 |
| HOMESITE 24 | CEDAR     | 4    | 3     | 2,351 | \$429,990 |
| HOMESITE 26 | LINDEN    | 4    | 2.5   | 2,032 | \$434,990 |

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## Community Site Map



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## Included Features

### Kitchen And Breakfast Areas

- 30" stained wall cabinets
- Granite countertops
- 50/50 stainless steel undermount sink
- Pull-out brushed nickel kitchen faucet
- Garbage disposal
- Recessed refrigerator ice maker hook-up
- Pantry closet with wire shelving

### Living Areas

- Premium vinyl flooring (per plan)
- Premium wall-to-wall carpet with 5 lb. padding in bedrooms, upper floor, and stairs
- Sherwin Williams paint on interior walls with white ceilings and trim
- 3-1/4" baseboard on first and second floor
- 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

- 12-lite wood stained front door
- Full-lite glass exterior patio door
- Vinyl single hung black windows
- 5" seamless gutters with downspouts
- Board & Batten shutters with S hook hardware (per plan, per elevation)
- James Hardie® siding
- Brick and/ or stone accents (per elevation)
- 2 exterior outlets (per plan)

### Quality Features

- LED Flush Lights (per plan)
- Smart Tube with outlet in family room and primary bedroom
- 2 television jacks - family room and primary bedroom
- 1 telephone jack
- 150 amp service
- Hardwired smoke detectors every bedroom with battery back-up
- Carbon monoxide detectors
- Electric dryer hook-up
- Thermacore Steel garage door
- Concrete front porches and driveways
- 50 gallon water heaters
- 3/4" tongue & groove - screwed & glued down sub floor
- Fully engineered roof and floors
- 9 ft ceilings at first floor, 8 ft ceilings at second floor
- 25-year 3-tab asphalt shingles
- Pestban® in wall pest treatment system
- Window blinds

### Energy Package

- R-38 blown-in attic insulation in living areas
- R-13 wall insulation
- R-38 fiberglass batt insulation in vaulted living room ceilings
- 15-SEER high-efficiency HVAC 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 Association
- Certified Professional Home Builder

\*Revised 04.17.2026

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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.



**Theresa Garcia - Loan Officer**

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**Kim Arrington - Manager, Diversity and Inclusion in Lending**

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