KERLEY FAMILY HOMES



Meadow Pines

From the $300's

SALES CENTER

404-960-1472

Christy Karoffa

LOCATION

250 Polk Avenue
Dallas, GA 30132

Hours
Sunday: 1 pm - 6 pm
Monday: 1 pm - 6 pm
Tuesday: 11 am - 6 pm
Wednesday: 11 am - 6 pm

FIND MORE ONLINE

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

KerleyFamilyHomes.com

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KFH REALTY

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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

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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Wednesday: 11 am - 6 pm
Thursday: By appointment
Friday: By appointment
Saturday: 11 am - 6 pm

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Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ASPEN	FH-1 - MEADOW PINES, FH-2 - MEADOW PINES	4	2.5	2,269	$409,900
CEDAR	FH-1, FH-2	4	3	2,351	$429,900
HAWTHORNE	FH-1 - MEADOW PINES, FH-2 - MEADOW PINES	3	2	1,763	$390,900
LINDEN	FH-1 - MEADOW PINES, FH-2 - MEADOW PINES	4	2.5	2,032	$404,900
MULBERRY	FH-1 - MEADOW PINES, FH-2 - MEADOW PINES	4	2.5	2,225	$404,900
SPRUCE	FH-1 - MEADOW PINES, 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 4	HAWTHORNE	3	2	1,785	$390,900
HOMESITE 25	SPRUCE	4	2.5	2,100	$399,990
HOMESITE 26	LINDEN	4	2.5	2,032	$404,990

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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 anity 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 11.15.2026

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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.

MOVEMENTMORTGAGE

Theresa Garcia - Loan Officer

NMLS# 205112

Direct: 770.330.3234

Email: theresa.garcia@movement.com

SouthState

Amy Buynoski - Loan Officer

NMLS# 545254

Direct: 678.249.7457

Email: amy.buynoski@southstatebank.com

Guild mortgage Team

Pam Rios - Senior Loan Officer

NMLS# 208089

Office: 678.231.1754

Email: pam.rios@guildmortgage.net

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