



Meadow Pines

From the \$300's

SALES CENTER

404-960-1472

Wendy Williams

LOCATION

**250 Polk Avenue
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 2025-04-19



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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

Bungalow floor plans

Modern farmhouse exteriors

Great starting price

Spacious kitchens with granite countertops and stainless steel appliances

Large primary bedrooms with walk-in closets

Covered front porches for outdoor relaxation

Two-car garages

Energy-efficient construction

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Base Pricing by Floor Plan

Plan	Elevations	Beds	Baths	Sq Ft	Starting Price
ASPEN	AA, BB, CC	4	2.5	N/A	\$409,900
HAWTHORNE	AA, BB, CC	3	2	N/A	\$390,900
LINDEN	AA, BB, CC	3	2.5	N/A	\$404,900
MULBERRY	AA, BB, CC	4	2.5	N/A	\$404,900
SPRUCE	AA, BB, CC	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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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 04.19.2025

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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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