



QUALITY | INTEGRITY | VALUE



MEADOWS AT APALACHEE

Located just minutes away from the vibrant downtown Dacula, new homeowners at Meadows at Apalachee can enjoy an active lifestyle that includes shopping, dining, entertainment and plenty of recreational activities. When you combine that with outstanding schools, easy access to Chateau Elan, Hwy 316 and I-85, Meadows at Apalachee is a wonderful place to call home.

678.436.2061 | Apalachee@smithdouglas.com



SCHOOLS

- Dacula Elementary School
- Dacula Middle School
- Dacula Area High School



RECREATION

- Trophy Club of Apalachee
- Dacula Park
- Stars and Strikes
- Regal Hamilton Mill



DINING

- Del Rio Mexican Restaurant
- Butch's All American BBQ
- Amy La Faye's
- Taki Japanese Sushi and Hibachi



Smith Douglas Homes Presents

MEADOWS AT APALACHEE

AVAILABLE PLANS

The Avery **3 Beds / 3 Baths** **Approx 2,404 Sq. Ft. Priced from \$301,900 / \$346,900 BSMT**

The Avery is a best-selling, single-story home offering three bedrooms and three full baths. Gathering spaces are large and open, while bedrooms afford privacy, especially the owner's suite at the rear of the home. Buyers love the Avery's curb appeal and its expansive mud room at the garage entrance.

The Hayden **4 Beds / 3.5 Baths** **Approx 2,473 Sq. Ft. Priced from \$305,900 / \$350,900 BSMT**

The Hayden is a very appealing three-bedroom ranch design that provides an option for a fourth bedroom with full bath upstairs. A gourmet kitchen, featuring an enormous center island, connects to the family room and rear-facing dining room, while this entire area looks onto an inviting covered porch. Don't miss the luxurious, private rear-facing owner's suite with dual walk-in closets and spa-like bath.

The McIntosh **4-5 Beds / 3.5-4 Baths** **Approx 2,809 - 2,921 Sq. Ft. Priced from \$304,900 / \$344,900 BSMT**

A spacious, two-story foyer greets guests to the McIntosh, a popular plan that's the perfect size. Just off the foyer is a grand dining room to accommodate get-togethers, while the adjacent kitchen with huge peninsula overlooks the breakfast area and family room. A study, or optional bedroom, completes the first floor. Tucked away behind the garage is the stairway leading to four large bedrooms, each with oversized walk-in closets. The plan can be configured to offer four or five bedrooms and up to four full baths.

The Madison **3-4 Beds / 3.5 Baths** **Approx 3,004 Sq. Ft. Priced from \$311,900 / \$351,900 BSMT**

First-floor flexibility is a hallmark of the Madison plan. Buyers can select the standard 27' family room that can hold the largest of gatherings. As an alternative, an office/study, guest bedroom or in-law suite can be chosen. Each of these layouts provides an expansive and family-friendly mud room off the garage. Amenities upstairs include a sitting area in the owner's suite, a spacious and convenient laundry room, and an open loft that can be exchanged for an enclosed study or additional bedroom.

The Monroe **4-5 Beds / 3.5-4 Baths** **Approx 3,270 Sq. Ft. Priced from \$325,900 / \$365,900 BSMT**

The Monroe is perfect for today's demanding families who need more functional space. This home offers 4 bedrooms standard, with the option to convert the downstairs study into a 5th bedroom. Spacious separate dining and living rooms provide plenty of additional space to spread out. The kitchen with center island and ample counter space, plus attached breakfast nook and adjoining patio, make this area the heart of the home. Upstairs you'll find four bedrooms, including the owner's suite with enormous walk-in closet, as well as a junior en-suite and a spacious loft for the whole family to enjoy.

The Chestnut **6 Beds / 4 Baths** **Approx 3,301 Sq. Ft. Priced from \$323,900 / \$363,900 BSMT**

The Chestnut is an award-winning home design that easily accommodates the largest of families. A beautiful dual staircase is a distinguishing feature that connects its flexible first floor with the five standard upstairs bedrooms, including an oversized junior suite with walk-in closet and direct bathroom access. The first floor includes a guest bedroom and full bath.

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*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 12/11/20

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INCLUDED FEATURES

LUXURIOUS INTERIORS

- Tray Ceiling in Owner suite
- Smooth ceilings, nine foot plate main floor on two story plans
- Two-piece crown molding in main living area
- Overhead lighting in all secondary bedrooms
- Ceiling fan in family room and owner's suite
- 2 Cable Pre-wires
- 1 Phone Pre-wire
- 220V connection in utility areas and dryer vent to exterior
- Designer lighting package
- Choice of designer interior paint colors
- 2" faux wood blinds on all accessible windows on the front of the house
- Chair rail and shadow box in the foyer

ELEGANT BATHROOMS

- Luxurious owner's bath with separate garden tub and shower with door
- Bathroom cabinets match color selection of kitchen cabinets
- Comfort-height vanity in the owner's bathroom with double bowl sink

SPACIOUS KITCHENS

- Black Frigidaire appliances: electric range, dishwasher and microwave
- Stainless steel under mount double sink with sprayer
- Two-piece crown molding over cabinets
- Granite countertops
- Ventilated shelving in pantry and closets
- Garbage disposal
- Flush mount LED lights

DURABLE FLOORING

- Lush wall to wall carpeting with padding in designated areas
- Premium no-wax vinyl floors in baths, kitchen, and breakfast

QUALITY CONSTRUCTION

- Steel reinforced poured concrete foundations
- Structurally engineered roof and floor truss system
- All sub-floors are fully secured using three-step technique: glued, nailed and screwed to minimize floor squeaks
- Structurally engineered stair system
- 14" floor joists for less bounce
- 25 year limited transferable warranty on 20-year 3-tab roof shingles

LOW MAINTENANCE EXTERIORS

- Fiber cement siding with 50 year warranty
- Sodded front and side yards
- Sodded back yard 25 feet from the rear of the house
- 10' x 12' Concrete patio or deck (per plan)
- Three exterior weather proof electrical outlets
- Aluminum gutters on all overhangs with splash blocks
- Coach light above the garage

ENERGY EFFICIENCY

- Electric water heater (per plan)
- HVAC system with thermostats on each floor (per plan)
- Electric outlet for clothes dryer
- Insulation: R-38 Flat Ceilings, R-38 Vaulted ceilings and R-13 Framed Exterior Walls (per code)
- All homes completed with house wrap
- Solid vinyl insulated low-E windows

PEACE OF MIND

- Smoke detectors on both first and second floors
- Carbon monoxide detector installed
- Termite monitoring system
- 10-Year structural warranty
- Community Homeowner's Association Covenants to protect your investment
- 1-Year in-house builder warranty program

Smith Douglas Homes is an award-winning, family-owned business with a legacy of constructing quality homes at affordable prices. As one of the nation's largest private homebuilders, based out of Woodstock, GA, you can trust that our long-standing team has been serving the Atlanta area for decades.

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