



SPALDING COUNTY, GA

## THE MEADOWS

FROM THE

**400's**

### NOW SELLING \*ALL OWNER'S SUITES ON MAIN FLOOR\*

#### SALES CENTER

\*No Sales Center On Site E Maddox Rd & Sage Dr  
Griffin, GA 30224

#### HOURS OF OPERATION

Call for Appointment

#### DIRECTIONS

From I 75 South to Exit 235 go straight on SR 19/41.  
Go straight on Martin Luther King Dr for 3.5 miles to turn  
Left onto County Line Rd for 2.6 miles. Turn Left onto E  
Maddox Rd for 2.4 miles and the Subdivision will be on  
the Right.

Established Swim-Tennis Community nestled away in a beautiful country setting in Griffin, Georgia. Homesites are on large spacious lots with sewer and public water access. The Meadows are located minutes away from I-75 and SR 19/41 for ease of travel and shopping. You have the best of both worlds at this beautiful community. Please hurry, opportunities will not last!!! Freedom Builder Homes offers 3% compensation to the selling broker. Please contact us with any questions you may have!



Marketed By: **SHARON RYALS** Lindsey Marketing Group Offered By: Freedom Builder Homes 404.557.9061

404.557.9061  
sharon@freedombuilderhomes.com

Equal Housing Opportunity: All information is believed to be accurate, but is not a guarantee and is therefore subject to error and change without notice.



## THE IDEAL **PLAN** FOR YOU AND YOUR FAMILY



### **BRANTLEY B**

Base Price: **\$419,700** 2,660 sqft 4 Beds 3 Baths



### **STANTON B**

Base Price: **\$405,000**  
2,533 sqft 4 Beds 3.5 Baths

#### **SALES CENTER**

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Griffin, GA 30224

**SALES CENTER ASSOCIATE**  
Sharon Ryals - 404.557.9061

**HOURS OF OPERATION**  
Call for Appointment

\*Base prices do not reflect options or applicable lot premiums

These prices and features are accurate as of 2025-07-03 07:01 and subject to change thereafter.



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AVAILABLE INVENTORY

LOT NUMBER

FLOOR PLAN

SALES PRICE

APPROX. SQUARE  
FOOTAGE

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## INCLUDED *FEATURES* GOLD

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square Sheetrock Corners
- Ceiling Fan in Family Room & Pre-Wire in Owner's Suite
- Choice of Designer Interior Doors\*
- Wood Pickets on Staircase\*
- Coffered Ceiling in Dining Room\*
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast\*
- Tile or LVP Flooring in Laundry Room & all Bathrooms
- Cultured Marble Countertop in all Bathrooms
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Wood Burning Fireplace with Mantle and Stone or Marble Surround
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Low Voltage Wiring Package with Structured Wiring Box
- Cable outlet in Every Bedroom & Family Room
- Indoor Utility/Laundry Room with Electrical Connections & Vent
- Protective Ground Fault Interceptor Circuit in Wet

### Areas

### KITCHEN

- Stainless Steel Undersink
- Single Lever Faucet with Vegetable Sprayer
- Electric Range, Microhood & Dishwasher
- Waterline for Ice Maker
- Flat Panel Cabinets or Traditional Cabinets with Decorative Hardware and Crown Trim
- Granite Countertops
- Decorative Tile Backsplash\*
- Chef's Pantry with Shelving Suite

### MASTER SUITE

- Double Custom Vanity
- Cultured Marble Countertop in Master Bath
- 5' Shower and Garden Tub
- Large Carpeted Walk-In closets
- Vaulted Ceilings\*
- Trey Ceilings\*
- Private Sitting Room\*

### EXTERIOR

- Fiber Cement Siding and Stone Water Table on Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles

- Master Planned Landscape Packages
- 12X12 Uncovered Patio\*
- Lifetime Vinyl Soffit
- Shutters\*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

### ENERGY FEATURES

- Electric Dryer Hook-up
- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-30 Vaulted Ceilings, R-30 Flat Ceilings, R-13 Exterior Walls

### COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Sewer
- FHA/VA Approved
- Large Homesites with Front Entry Garages
- HOA & Protective Covenants
- Street Lights

\* Varies per Plan

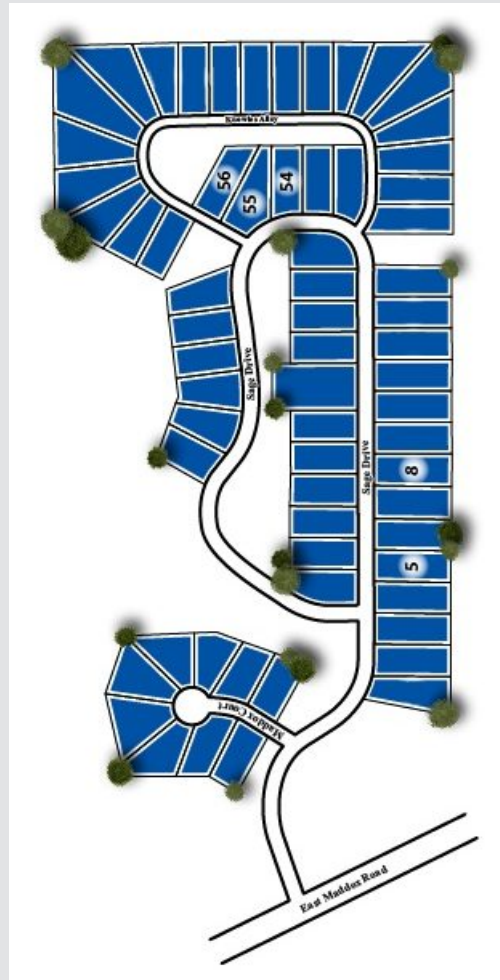
Photo s  
options

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## COMMUNITY SITE MAP



Site plans shown are conceptual. Plans are in progress and subject to change without notice. Builder reserves the right of price, plan, and specification changes without notice or prior obligation. Information is believed accurate but is not warranted. All locations are approximate.

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