

Meadowfield Run

The newest address of distinction in North Davidson.



TERRIFIC AMENITIES:

- ◆ Pool
- ◆ Curbed Streets
- ◆ Cabana
- ◆ Public Water
- ◆ Tot Lot
- ◆ Public Sewer.
- ◆ Walking Trail

- ◆ Clemmons Address
- ◆ Excellent Schools
- ◆ Low Tax Rate (.62)

- ◆ .5 to Nearly an Acre Homesites
- ◆ Three Sided Brick Homes
- ◆ Exceptional Builder Team

CUSTOM HOME COMMUNITY with the best amenities and most beautiful lots in North Davidson.

Call us to inquire about building your dream home!

Homes from \$300,000

Exclusively Marketed by Ashley Lay & Associates and Josh Greer
Coldwell Banker Triad

Contact us at (336) 816-7818 or (336) 765-7676



Hwy. 150S. to Rt. on Old Salisbury Rd., Left on Freidberg Church Rd., Rt. into Meadowfield onto Old Scott Farm Rd., Drive to very back.

 **ASHLEY LAY & ASSOCIATES**
We never stop moving.

COLDWELL BANKER
TRIAD, REALTORS

Meadowfield Run

Questions and Answers

Q: What is expected price range for Meadowfield Run?

A: Price range is from \$300,000 to \$350,000.

Q: How do I reserve a lot?

A: You can choose a lot already purchased and have that builder create your custom home. Or you can reserve a lot beginning in early June. A \$1,000 non-refundable deposit will hold your lot for 120 days. You will then select a contractor from the builder team who will purchase the lot and build your dream home!

Q: What type homes are allowed in Meadowfield Run?

A:

1. Homes are custom construction by quality area builders.
2. Homes are to be three-sided masonry.
3. Homes are to have basement or crawl foundation, no slabs.
4. Plans will be submitted to Architectural Committee for review.
5. Driveways to be concrete.
6. No split foyers.

Q: Who are the builders on the Builder Team?

A: Contact Ashley or Josh for an up-to-date list.

Q: What are the developer's plans for neighborhood signage and lighting?

A:

1. Light posts will be the same as Meadowfield Park and Meadowfield Trace.
2. A rock entry sign similar to the Meadowfield entrance sign will be placed behind lot 99 on the right as you drive into Meadowfield Run.

Q: What are the Home Owner's Association dues?

A: At this time the dues are \$30 a month for Meadowfield Run, plus \$10 a month for the master community association. This \$40 a month or \$480 a year covers the pool membership, landscaping upkeep and lighting. This could be subject to change.

Q: Anything else we should know?

A:

1. The tract of land behind lots 87 and 88 currently has trees marked for selective timbering by its owners. All lots other than cul-de-sac lots back up to common area that will belong to the HOA.

2. Lots 61-64 cannot be constructed upon until revision of flood lines is complete. That is expected to be approximately two months from the plat recording date.

3. The Architectural Committee will suggest additional landscaping regarding lots 53 and 99 to preserve the appearance entering the neighborhood.

3. Building permits have been obtained for the pool and cabana. The pool will be open in Summer '09.