



MEADOWFIELD TERRACE

Clemmons, North Carolina

ARDEN
HOMES SIMPLY BUILT BETTER

WELCOME TO MEADOWFIELD TERRACE

Starting in the Mid \$300's

Meadowfield Terrace is a new addition to the highly sought-after Meadowfield community, located in Clemmons, North Carolina. This community will comprise 77 low-maintenance homesites, perfect for those seeking a peaceful and easy lifestyle. The community is situated on 50 acres of woodland, providing residents with a tranquil and serene living environment.

Meadowfield Terrace offers two twin-home plans that cater to a variety of lifestyle needs. The homes feature customizable structural designs, allowing you to create a living space that perfectly fits your requirements. With a low-maintenance lifestyle, you can enjoy your home without the added stress of upkeep.

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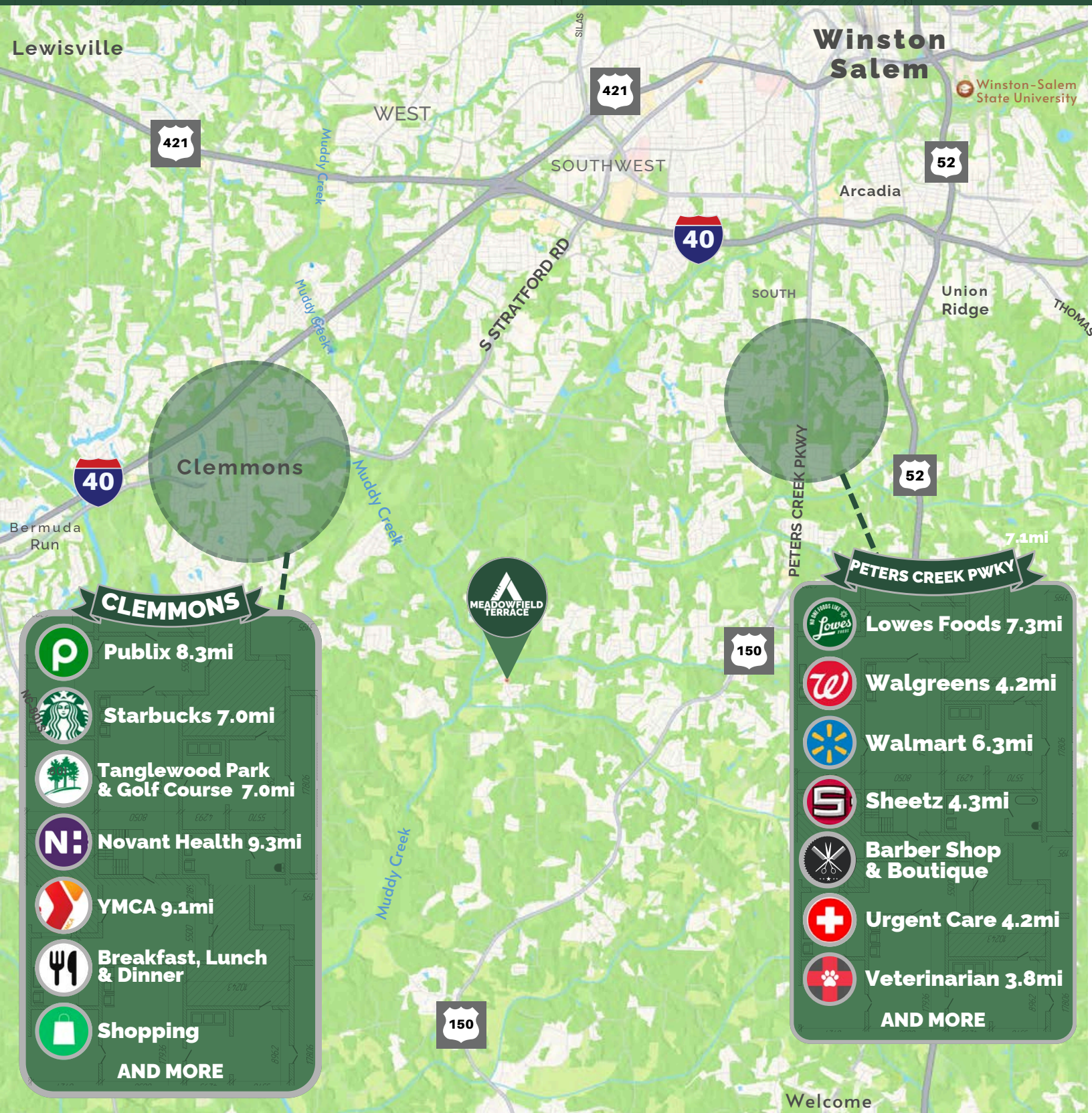
Low Maintenance Living

Experience the convenience of hassle-free living at Meadowfield Terrace. The homeowner's association ensures that common areas such as streets, sidewalks, and street lights are well-maintained. Additionally, exterior building maintenance, including siding, brick, and roof repairs are taken care of. Say goodbye to lawn care worries as the HOA also covers exterior landscaping needs. Enjoy the simplicity of low-maintenance living at Meadowfield Terrace.



Meadowfield Terrace is located in a rural area, providing a peaceful escape from the city. However, residents can still enjoy the convenience of large city amenities, as the community is just minutes from Downtown Winston-Salem, shopping, dining, and medical facilities. Additionally, the community benefits from Davidson county taxes, making it an attractive option for those looking to save on costs.

MEADOWFIELD TERRACE



LOCAL CONVENIENCES



Floor Plans

ADDISON

1 Story Floor Plan | 1726+ Sq Ft

Starting at
\$379,900

2 Bedrooms, 2 Bathrooms, Main Level Owner's Suite w/ His & Hers WICs, Laundry Room, Great Room, Dining Room, Covered Front & Back Porch

Floor Plan Options:

- Bedroom 3 (removes Dining Room)
- Second Floor w/ Bedroom 4, Bath 3 & Bonus Room
- Second Floor w/ Bonus Room & Unfinished Storage
- Screened-In Back Porch
- Study (removes Bedroom 2)
- Optional Fireplace w/ Gas Logs

FINLEY

1 Story Floor Plan | 1711+ Sq Ft

Starting at
\$369,900

2 Bedrooms, 2 Bathrooms, Main Level Owner's Suite, Laundry Room, Pocket Office, Great Room, Dining Room, Patio

Floor Plan Options:

- Second Floor w/ Loft & Bath 3 (removes Pocket Office)
- Second Floor w/ Loft, Bath 3 & Bedroom 3 (removes Pocket Office)
- Covered or Screened-In Back Porch
- Optional Fireplace w/ Gas Logs



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Addison Elevations

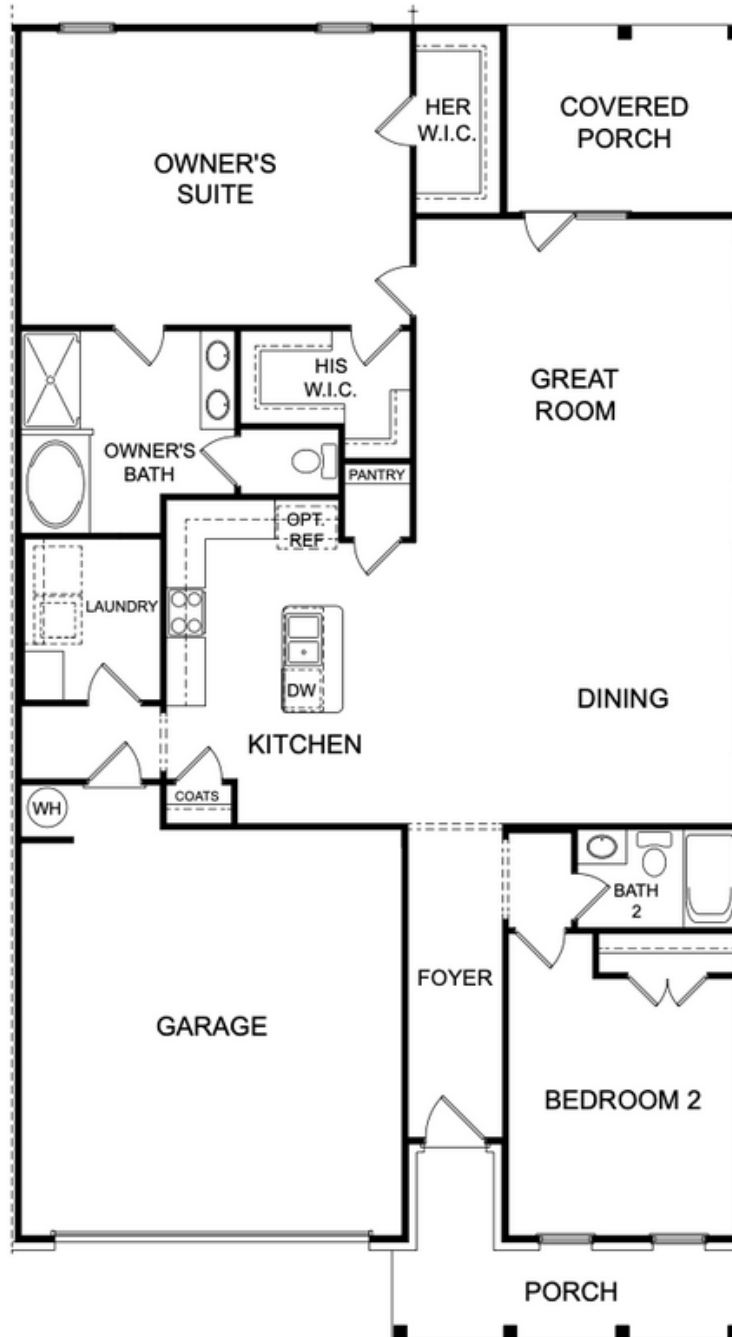


Elevation A & B



Addison

Standard Main Level Floor Plan

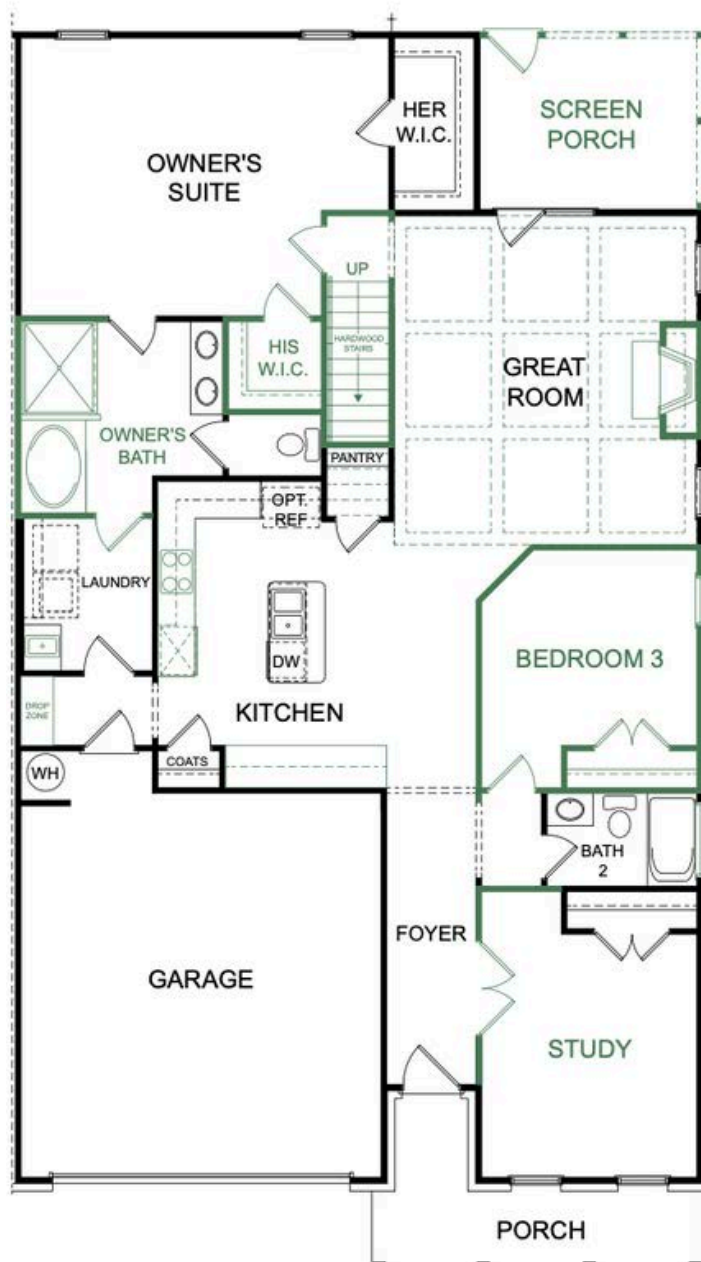


Addison

Fully Upgraded Main Level Floor Plan w/ Option List

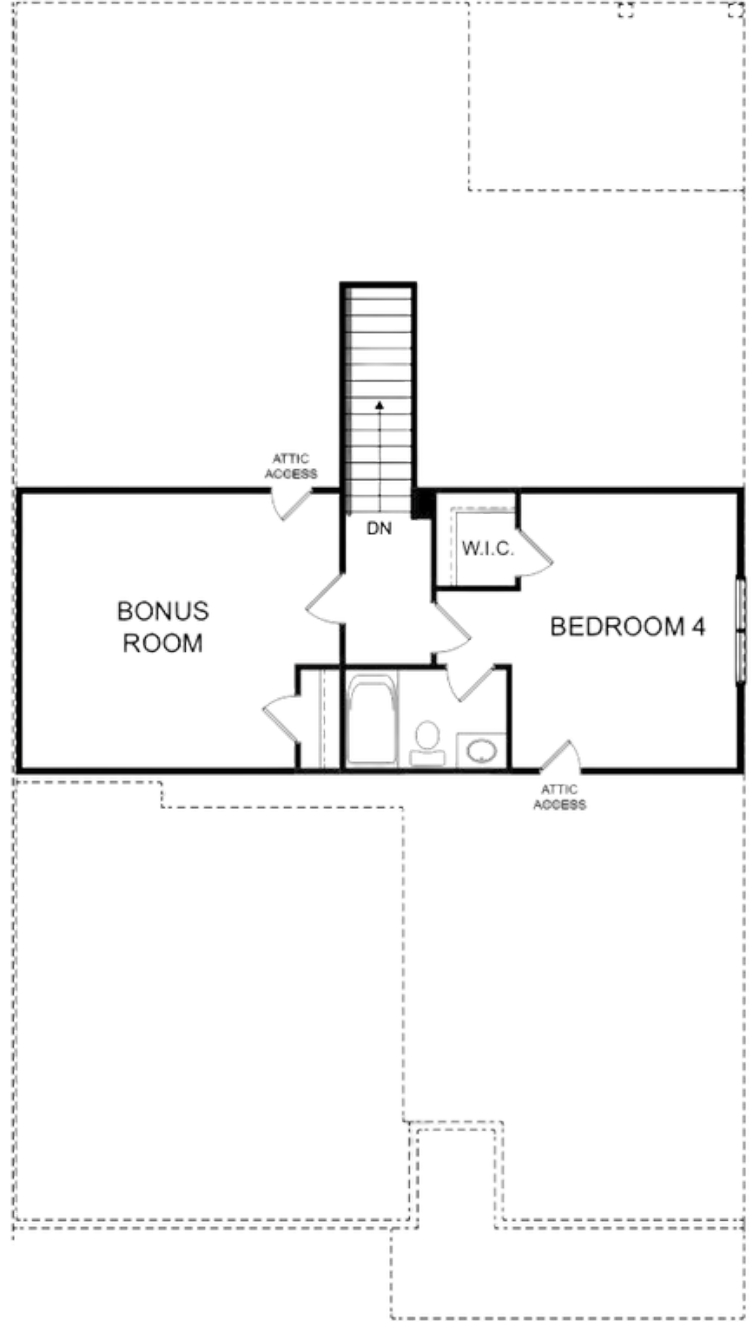
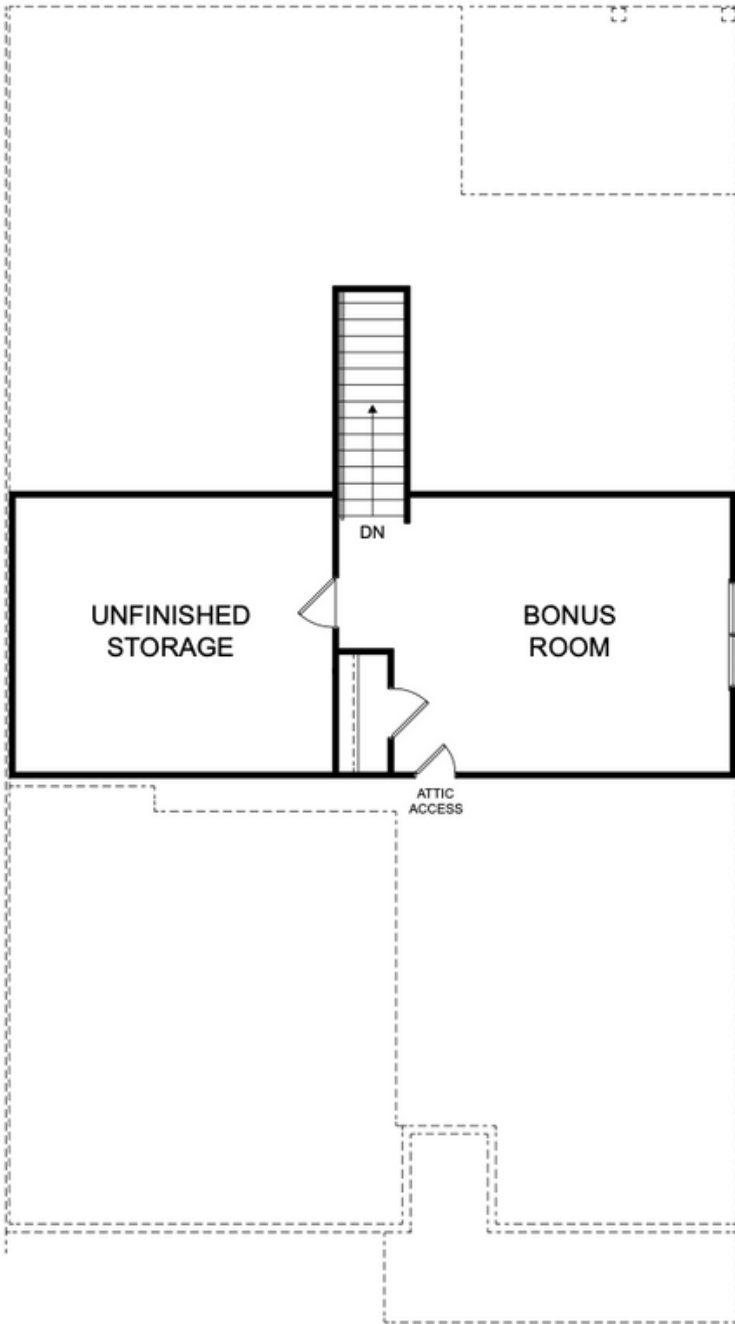
Standard Options

- ☐ Optional Coffered Ceiling - Owner's Suite
- ☒ Optional Accessible Bath - Owner's Bath
- ☒ Optional Tile Shower - Owner's Bath
- ☒ Optional Owner's Bath/Laundry Room Door
- ☒ Optional Stairs to Optional Second Floor
- ☒ Optional Screen Porch
- ☒ Optional Coffered Ceiling - Great Room
- ☒ Optional Fireplace
- ☒ Optional Bedroom 3
- ☒ Optional Bath 2 Window
- ☒ Optional Study
- ☒ Optional Cabinets Along Kitchen Wall
- ☒ Optional Gourmet Kitchen
- ☒ Optional Laundry Sink



Addison

Optional Second Floor Choices



Finley Elevations

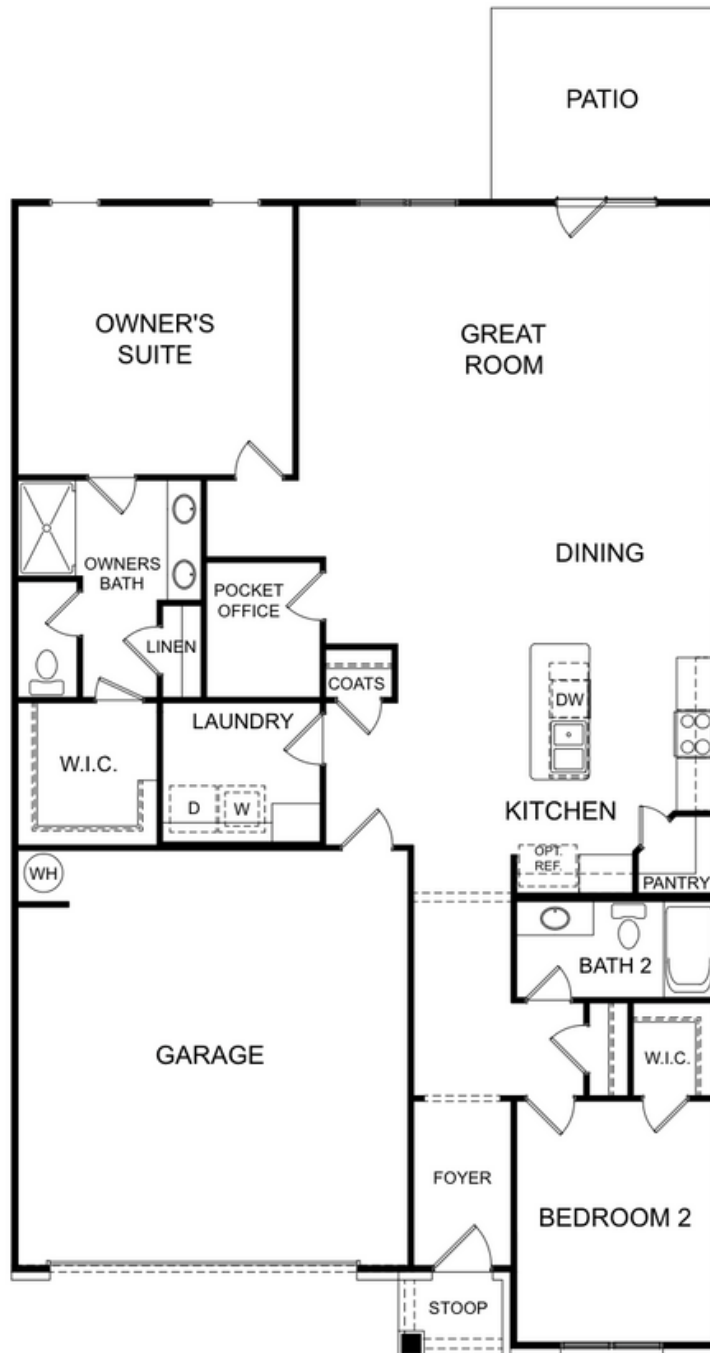


Elevations A & B



Finley

Standard Main Level Floor Plan

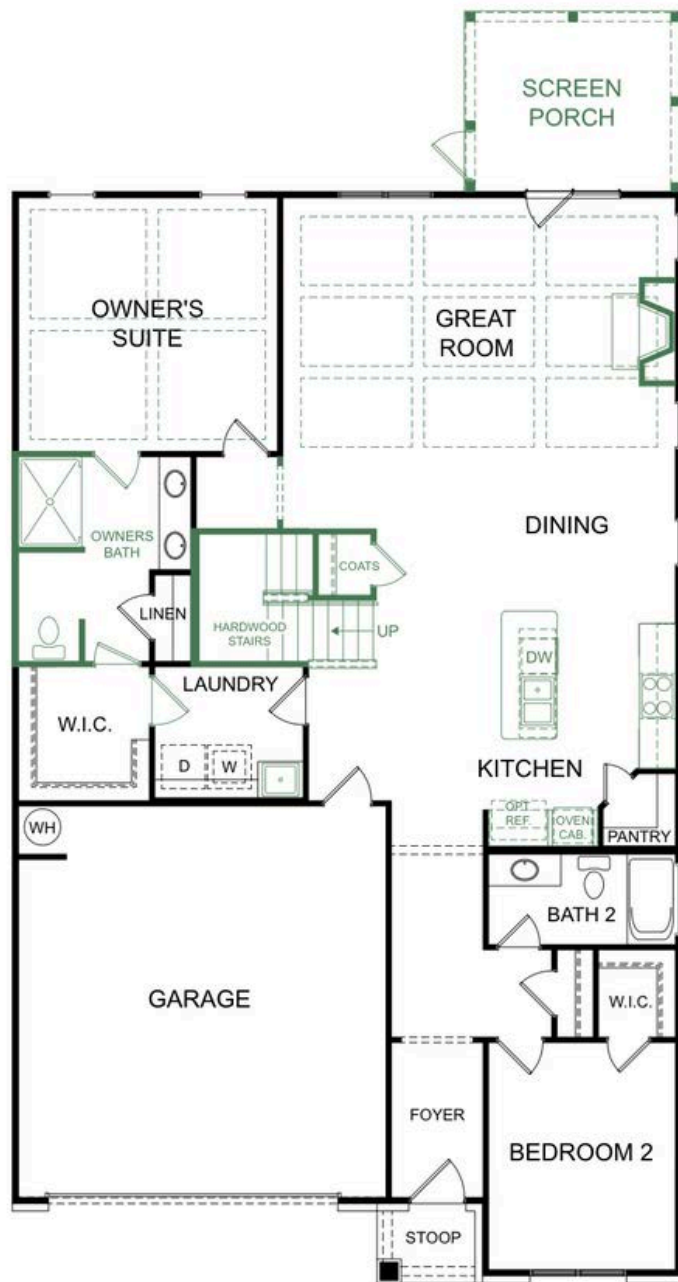


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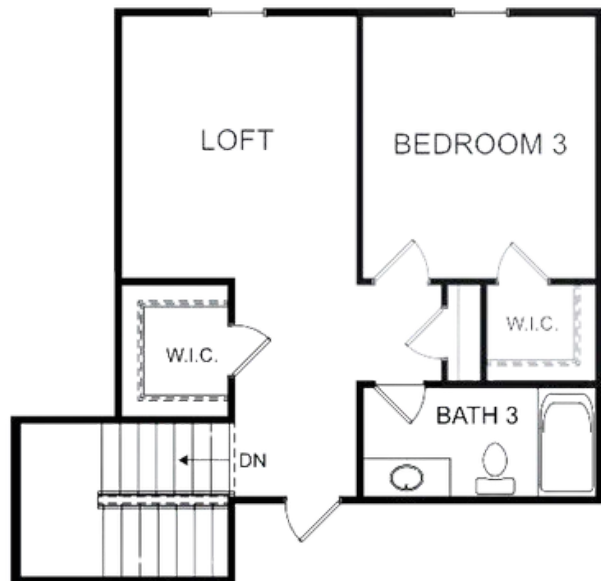
Standard Options

- ☐ Optional Covered Porch
- ☒ Optional Screen Porch
- ☒ Optional Coffered Ceiling - Owners Bedroom
- ☒ Optional Coffered Ceiling - Great Room
- ☒ Optional Fireplace
- ☒ Alt. Owner's Bath - Opt. Accessible Bath
- ☒ Alt. Owner's Bath - Opt. Tile Shower
- ☒ Optional 2nd Floor
- ☐ Opt. Pocket Office Desk
- ☒ Optional Owners Walk In Closet / Laundry Door
- ☒ Optional Laundry Sink
- ☒ Optional Gourmet Kitchen
- ☒ Optional Bath 2 Window



Finley

Optional Second Floor Choices



MEADOWFIELD TERRACE

INCLUDED FEATURES

ROOF

EXTERIOR OPTIONS



BRICK & SIDING OPTIONS

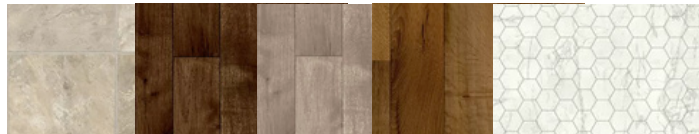


ACCENT COLORS



VINYL

FLOORING OPTIONS



CARPET



CABINETS

INTERIOR OPTIONS



KITCHEN GRANITE COUNTERTOPS



KITCHEN BACKPLASH



INTERIOR PAINT

SNOWBOUND

GREEK VILLA

DRIFT OF MIST

CRUSHED ICE

AGREEABLE GREY



LAMINATE HARDWOOD



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(Refer to Standard Selections Sheet for specific products, locations & details)

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Standard Selections

Exterior Finishes

- **Foundation** - Concrete
- **Vinyl Siding** - 5" Double Dutch Lap - Sides & Rear Elevations
- **Brick Veneer** - Pine Hall O/S - Arden Approved Colors - Front Elevations Only
- **Board & Batten** - Vinyl
- **Shakes** - Vinyl
- **Soffits** - Double 5" Vinyl
- **Fascia, Garage Door Surrounds, & Porch Beams** - Aluminum Wrap
- **Shutters** - Vinyl - Per Plan
- **Gable Brackets & Accents** - Fypon or Synthetic Equivalent - Per Plan
- **Porch Ceilings** - Double 5" Vinyl Soffit
- **Roofing** - GAF Timberline 30 Year - Architectural
- **Windows** - White - Vinyl Single Hung - GBG (Per Plan)
- **Front Door** - 6 Panel - Smooth Fiberglass
- **Garage Door** - 1-Sided Steel - Non-Insulated - Choice of Panel - Blue Ridge Hardware & Opener
- **Concrete Flatwork (Sidewalks, Driveway)** - Concrete (Brushed Finish)
- **Concrete Patio** - Size Per Plan (Brushed Finish)
- **Landscaping** - Sod to Front Corners of House, Seed/Straw Sides & Rear, Standard Plant Package

Plumbing

- **Lavatory Fixtures** - Moen® - Eva or Brantford - Chrome
- **Kitchen Sink Fixture** - Moen® - Camerist 7545C - Chrome
- **Tub/Shower Fixture** - Moen® - Eva or Brantford - Chrome
- **Garden Tub Fixture** - Moen® - Eva or Brantford - Chrome
- **Water Heater** - 50 Gallon Electric
- **Water Closets** - Elongated Standard Height - White
- **Water Lines** - Pex Water Lines
- **Exterior Hose Bibs** - (2) Frost-free Hose Bibs
- **Kitchen Sink** - 18 Gauge Stainless Steel Undermount w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- **Owner's Suite Shower** - 1 Piece Fiberglass Shower Unit
- **Secondary Bathroom Tub/Shower** - 1 Piece Fiberglass

**** FIREPLACES ARE OPTIONAL ****



Standard Selections

Interior Finishes

- **Interior Doors** - Choice of Arden Approved Door Style - Hollow Core
- **Interior Door Hardware** - Better Home Products - Marina - Brushed Nickel
- **Front Door Handleset** - Better Home Products - Van Ness - Brushed Nickel
- **Cabinets (Kitchen & Baths)** - Level 1 - Stained Finish - Staggered w/ 2 1/8" Crown Molding
- **Kitchen Cabinet Uppers** - Staggered Layout per Plan
- **Granite Kitchen Countertops** - Granite - Level 1
- **Vanity Bathroom Tops - Quarts** - Craven White 1.5CM - w/ Undermount Oval White Oval Porcelain Sink Bowls
- **Standard Countertop Edge Profile** - Pencil Edge
- **Shower Doors (Only Owner's Suite)** - Full Frame - Brushed Nickel - Clear Glass
- **Bath Accessories** - Better Home Products® - Soma - Brushed Nickel
- **Wall Paint** - Sherwin Williams® - Flat w/ Choice of one Arden Approved Color
- **Ceiling Paint** - Sherwin Williams® - Flat - Bright Ceiling White
- **Trim Paint** - Sherwin Williams® - Semi-Gloss - Extra White
- **Closet Shelving** - Ventilated White Wire
- **Kitchen Backsplash** - Level 1

Trim Package

- **Baseboard** - 4 1/4" MDF Base
- **Door Casing** - 2 1/4" 356
- **Window Trim** - Drywall Returns
- **Crown Molding** - 3 5/8" #49 (Downstairs Main Living Areas Only)
- **Stairwell** - Carpeted Pine Box (w/ Optional 2nd Floors Only)

Floor Coverings

- **Laminate Hardwood (Foyer, Great Room, Kitchen, Dining, Office)** - Mohawk Level 1 - Kingsford 8mm
- **Vinyl (Baths, Laundry)** - Mohawk - Level 1 - Scottsdale
- **Carpet (Bedrooms, Stairs (Optional 2nd Floor Only), Hallway, Loft, & Study)** - Mohawk - Level 1 - Reactivate
- **Carpet Pad** - 5 lb

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Standard Selections

Heating & Air Conditioning

- **Gas Furnace** - Trane® SgX1
- **Air Conditioning Unit** - Trane® XR15
- **Thermostat** - Honeywell® Digital
- **Ductwork** - Sealed & Tested

Electrical & Lighting

- **Interior Light Fixtures** - Progress Lighting® - Replay Package
- **Exterior Light Fixtures** - Progress Lighting® - Westport Series
- **Switch & Outlet Covers** - Standard - White - No Dimmers
- **Cable Outlets** - (2) Cables and (2) Cat 6's on 1st Floor, (3) Cables and (3) Cat 6's w/ Optional 2nd Floor
- **Loft/Bonus/Owner's Suite/Great Room Ceiling Fans** - Progress® Lighting - Airpro Ceiling Fan
- **Ceiling Fan Prewires** - In Secondary Bedrooms
- **LED Flush Mount** - Over Tubs/Showers
- **Recessed Can Lights** - 3-5 in Kitchen Ceiling
- **Wall Conduit** - Installed Over Fireplace to Run AV Cables in Wall (w/ Optional Fireplace Only)

Appliances

- **Dishwasher** - G.E. - GDF550PSRSS
- **Disposal** - (1/3 HP) - G.E. - GFC525N
- **Microwave** - G.E. - JVM6175SKSS
- **Range** - G.E. - JB655SKSS

"Behind The Walls"

- **Wall Framing** - Primary 2x4 Walls - 2x6 Where Specified on Plans 16 in. on Center
- **Floor Joists** - Engineered Wood I-Joists
- **Insulation** - Batt in Walls, Blown Fiberglass in Ceilings, Caulked Studs & Electrical Boxes
- **Roof Trusses** - Engineered Pre-Fabricated Wood Trusses
- **House Wrap** - Barricade

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FOR MORE INFORMATION:



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