

## ABOUT THIS NEIGHBORHOOD.

# Meadow Stream

Meadow Stream is one of Ooltewah's most notable neighborhoods. New Homes in Meadow Stream are the right location for you and your family. Meadow Stream is a community conveniently located in Ooltewah just outside Chattanooga offering a mix of desirable comforts and services within minutes of the neighborhood. Residents appreciate picking up every day necessities at the new Publix Shopping center, enjoy nearby access to Chickamauga Lake, miles of trails around the Volkswagon plant at Enterprise South Nature Park and eagerly anticipate Cambridge Square, a trendy town center that is currently in development. Choose from several spacious home plans with a variety of layouts to meet your needs. Each home is built with desirable features such as open living areas, designer kitchens, luxurious owner's suites and so much more.

### :: PRICE POINT

From the Mid **400's**

### :: WELCOME CENTER

:: **Monday - Saturday, 11am - 6pm**

:: **Sunday, 1pm - 6pm**

:: Office. (423) 254.5419

### :: NEIGHBORHOOD SCHOOLS

Hamilton County School District

:: Ooltewah High School

:: Hunter Middle School

:: Ooltewah Elementary

### :: DRIVING DIRECTIONS

:: From Downtown Chattanooga, take I-75 North to exit 11, turn left and proceed under the interstate. Turn right at the traffic light onto Mountain View Rd and drive approximately 2.7 miles and turn left onto Blanche Rd. The subdivision entrance will be on the left.

### :: NEIGHBORHOOD AGENT

**Matt McClain**

Mobile. (423) 664.3166

### :: NEIGHBORHOOD EMAIL

:: [meadowstream@trustnewhomes.com](mailto:meadowstream@trustnewhomes.com)

#### MARKETING COLLATERAL REVISED: 04/22/21.

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# MEADOWSTREAM STANDARD OPTIONS.

## :: UNIQUE INTERIORS

- :: **"Signature Trim Package"** includes:
  - :: Decorative 1"x4" Backband on All Classic III Interior Doors & Decorative 1"x4" Backband and Stool on All Windows
  - :: 7 1/4" Speed Base Throughout First Floor & 5 1/2" on Second and Third Floors
  - :: Shiplap on Powder Room Wall (*per plan*)
  - :: 5 1/4" Cove Crown Molding Which Includes: Foyer, Kitchen, Dining Room, Powder Room (or first floor bath), Breakfast, Keeping Room (*per plan*), Family Room, 1st & 2nd Floor Hallways, Owner's Suite & Sitting Room & Loft (*per plan*)
  - :: 2 3/4" Cove in All Sheetrock Coffered Ceilings (*per plan*)
  - :: 5' Shadow Boxing in Dining Room
  - :: Powder Room with One Wall Trimmed out in 1"x4"
- :: Two Story Foyers and Family Rooms (*per plan*)
- :: 9 Foot Smooth Ceilings on Main Level and Second Level (*per plan*)
- :: Stained Finish Oak Open Handrail with Wrought-Iron Spindles & Baluster Shoes
- :: Hardwood flooring in Foyer, Extended Foyer, Downstairs Hallway, Kitchen, Dining Room, Breakfast, Keeping Room (*per plan*) and Powder Room (*per plan*) **Level 1**
- :: Upgraded Paint Throughout (Agreeable Grey/Natural Choice); **Level 1**
- :: Beautiful Coffered Ceilings in Living Room (*per plan*)
- :: Stunning Trey Ceilings in Dining Room (*per plan*)
- :: Ceramic Tile Flooring in All Secondary Baths; **Level 1**
- :: Ceramic Tile Flooring in Laundry Room; **Level 1**
- :: Pedestal Sink in Powder Room
- :: Double Vanity in One Secondary Bath (*per plan*)
- :: Upgraded Elongated Toilets in All Bathrooms
- :: Overhead Lights in All Bedrooms
- :: Cultured Marble on All Secondary Bathroom Countertops
- :: Designer Lighting Packages in Satin Nickel or Bronze Finishes with Ceiling Fan in Family Room; **Level 1**
- :: Classic Chrome Plumbing Fixtures; **Level 4**
- :: Fireplace in Family Room Features Custom Mantel & Granite Surround (*per plan*)
- :: Cable and Phone Connections in Family Room, All Bedrooms & Loft (*per plan*)
- :: Ceiling Fan Pre-Wire and Switches in All Bedrooms
- :: Designer Classic III Interior Doors with Satin Nickel Color Hardware
- :: Large Closets and Pantries with Vinyl Clad Ventilated Shelving
- :: 6lb Carpet Pad
- :: Standard Carpet; **Level 1**

## :: DISTINCTIVE EXTERIORS

- :: Distinctive Exterior Designs - Front Elevation (*per plan*) with some Combination of Stone/Brick/Siding/Shake or Board & Batten Material with Sides & Rear to be Masonry Siding (*per plan*)
- :: Maintenance Free Clay or White Colored Vinyl Windows
- :: 2 or 3 Car Garages- Painted and Trimmed with Garage Door Opener; **Level 1**
- :: Vinyl Soffit & Colored Gutters
- :: Cedar Columns & Shutters (*per plan*)
- :: Insulated Fiberglass Classic III Front Door with Side Lights (*per plan*); **Level 1**
- :: 30 Year Warranty Architectural Shingles
- :: 12 x 18 Decks or Concrete Patios (*per plan*)
- :: Professionally Landscaped Yards Featuring Fully Sodded Lawns on All Disturbed Areas
- :: 1 Flood Light at Corner of Garage
- :: Weatherproof Exterior Electrical Outlets

## :: GOURMET KITCHEN

- :: Stainless Steel Appliance Package Includes: Gas Range, Dishwasher and Microwave; **Level 1**
- :: Stainless Steel Undermount Sink with Vegetable Sprayer
- :: Kitchen Island with Granite Countertops (*per plan*); **Level 1**
- :: Garbage Disposal
- :: Granite Countertops; **Level 1**, with Ceramic Tile Backsplash; **Level 1**
- :: 42" Upper Kitchen Cabinets with Crown Molding
- :: 5 Recessed Can Lights (*per plan*)

## :: OWNER'S RETREAT

- :: Incredibly Sized Owner's Suites with Trey Ceilings
- :: Luxurious Sitting Rooms (*per plan*)
- :: Elegant 6' Garden Tubs with Tile Surround (*per plan*); **Level 1**
- :: Separate Ceramic Tile Shower with Silver Color Shower Door and 40" Knee Wall with Glass Partition Between Tub & Shower (*per plan*); **Level 1**
- :: Recessed Can Lights over Tub & Shower (*per plan*)
- :: Granite on Owner's Bathroom Countertops (level 1)
- :: Framed Mirrors Over Vanity
- :: Spacious Walk-In Closets
- :: Double Bowl Vanity (*per plan*)

## :: QUALITY CONSTRUCTION

- :: 10 Year Structural Warranty/ 2 Year Functional Major Mechanicals Warranty/1 Year Builder Workmanship Materials Warranty
- :: CO2 and Smoke Detectors Hardwired w/Battery Back-up
- :: Multiple Climate Control System w/Separate Digital Programmable Thermostats for Upstairs and Downstairs for Better Energy Efficiency (2 & 3 Story Plans)
- :: Insulated Double Pane "Low-E" Glass Windows with Tilt-In Lower Sash for Easy Cleaning
- :: Protective House Wrap Decreases Air and Moisture Infiltrations and Increases Energy Efficiency
- :: Basic Security System (prewire only)
- :: Deadbolt Locks on All Exterior Doors
- :: Smoke Detectors on 1st & 2nd Floors & All Bedrooms (*per plan*)
- :: G.F.I. Protected Outlets in Kitchen, Baths, Laundry Room and Garage
- :: Full Time Warranty Department for Continuous Homeowner Support
- :: Two Quality Assurance Inspections with Homeowner Prior to Closing
- :: 60 Day and 11 Month Scheduled Warranty Appointments After Closing
- :: Full 10 Year Structural Warranty Provided Through 2-10 Home Warranty and Transferable Upon Resale

## :: ENERGY EFFICIENT FEATURES

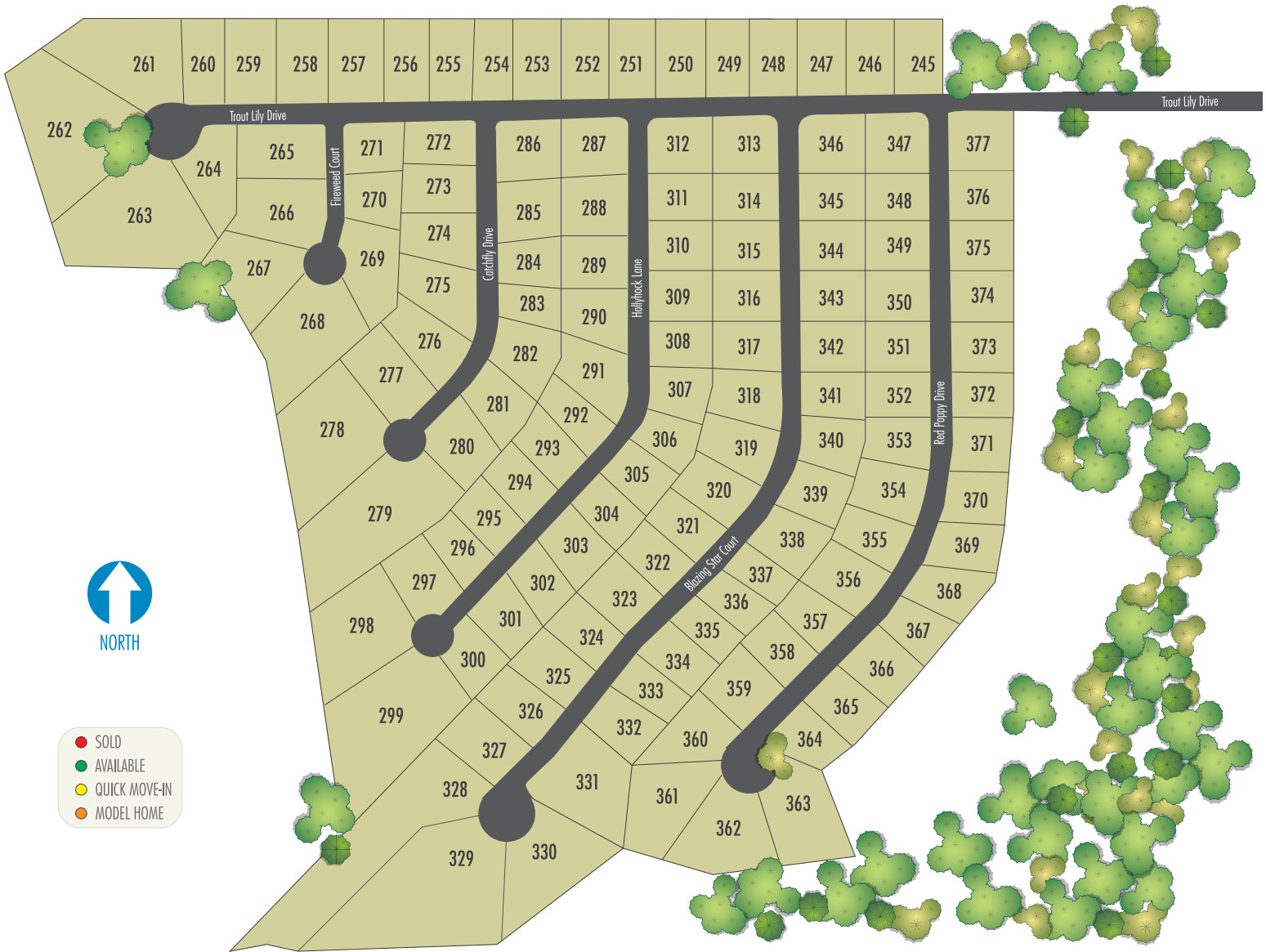
- :: ENERGY STAR Qualified Appliances for Lower Energy Costs
- :: Low E Windows for 15% Less Heating/Cooling Costs
- :: 14 SEER HVAC Helps Save Energy and Money
- :: PEX Plumbing is More Resistant to Freeze Breakage

### MARKETING COLLATERAL REVISED; 12/10/18.

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# MEADOWSTREAM NEIGHBORHOOD SITE MAP.



**MARKETING COLLATERAL REVISED: 11/09/18.**

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## OUR STELLAR FINANCING TEAM.

# Preferred Lenders

Buying a home should be a satisfying experience, and we feel the same when it comes to financing your home. While you are free to choose any mortgage company you wish, by financing your home through a Trust Homes Preferred Lender you will receive a number of benefits which include; **Outstanding Service, Competitive Interest Rates and Closing Costs.**

There are many mortgage lenders out there for you to choose from. To help take out the guesswork and provide you with the best financing options and highest level of service, Trust Homes works with a group of quality Preferred Lenders listed below...

### :: CAPITAL CITY MORTGAGE



**Gary Welch** / NMLS #659076

Office: 404-949-9791 / Mobile: 770-314-0873

Email: gwelch@cchl.com

**Jeff Morris** / NMLS #658970

Office: 404-949-9791 / Mobile: 770-842-3480

Email: jmorris@cchl.com

### :: SUNTRUST BANK



**Rebecca Anderson**

NMLSR #658794

Office: 678-240-8863

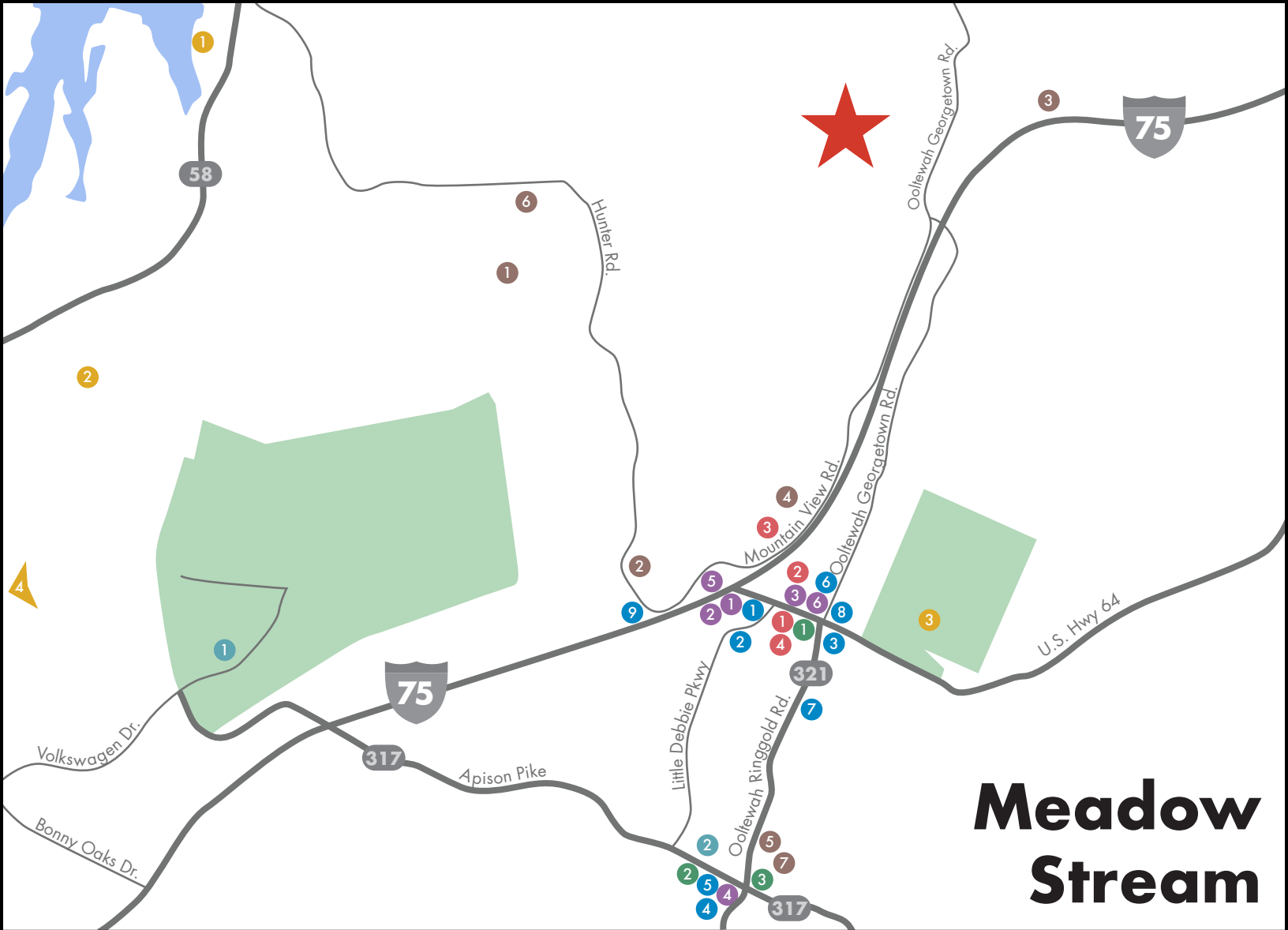
Mobile: 770-310-5368

Email: rebecca.a.anderson@suntrust.com

#### MARKETING COLLATERAL REVISED; 06/02/20.

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# Meadow Stream

## ART & ENTERTAINMENT

- 1 Island Cove Marina
- 2 Summit Knobs Equestrian Trail
- 3 The Honors Course
- 4 Downtown Chattanooga - 23 mi

## BANKS

- 1 BB&T
- 2 First Horizon
- 3 Regions

## CONVENIENCES

- 1 AFC Urgent Care - Ooltewah
- 2 Allied Pediatrics
- 3 Autozone Auto Parts
- 4 Collegedale City Hall
- 5 Collegedale Public Library
- 6 Elder's Ace Hardware - Ooltewah
- 7 USPS
- 8 Walgreens
- 9 Standifer Gap Pet Hospital

## DINING

- 1 Chick-fil-A
- 2 Cracker Barrel
- 3 McDonald's
- 4 Papa John's Pizza
- 5 Waffle House
- 6 Wendy's

## GROCERY STORES

- 1 Aldi
- 2 Food City
- 3 Publix - Snow Hill Village
- 4 Walmart Supercenter

## PARKS

- 1 Enterprise South Nature Park
- 2 Ooltewah Youth Association

## SCHOOLS

- 1 Hunter Middle School
- 2 Mill Creek Country Day School
- 3 Ooltewah Elementary School
- 4 Ooltewah High School
- 5 Ooltewah Middle School
- 6 Wallace A. Smith Elementary School
- 7 Wolfvever Creek Elementary School