



MEADOWS

The logo graphic for "MEADOWS" features a stylized cluster of tall grass or reeds inside a circular outline.

on McFEE

COMMUNITY GUIDE



ABOUT

In the heart of Farragut's most coveted residential corridor, you'll discover Meadows on McFee, a private luxury community offering residents a low-maintenance lifestyle in a peaceful setting. Situated adjacent to the recently expanded McFee Park and Greenway walking trails, Meadows on McFee is made for those who enjoy an active life.

The beauty of the homes and the manicured landscaping of the community will ensure that Meadows on McFee will stand out as one of Farragut's premier neighborhoods for years to come. Moreover, this community provides quick access to Fort Loudon Lake and the abundant shopping and dining options that Farragut has to offer, all just minutes away.

AMENITIES

- Prime Farragut location next to McFee Park and close to Farragut Greenway trails
- Low maintenance community with yard mowing and edging included
- Elegant full brick and stone exteriors and multiple lifestyle layouts starting at 2,100 square feet
- High-end finishes tailored for discerning buyers
- Beautiful landscaping and community streetlights
- Convenient access to the interstate, Turkey Creek shopping, restaurants, lake access, golf courses, scenic parks, and award-winning Farragut schools

CONTACT US

BARBERRY



 EUROPEAN



 FRENCH



 TRADITIONAL

Home Features



3-4
Bedrooms



2-3
Bathrooms



2-3
Garage Bays

Square Footage

Total Living Area 2,513+ Sq. Ft.

1st Floor 2,068+ Sq. Ft.

2nd Floor 445+ Sq. Ft.

Contact

 865-966-8700

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

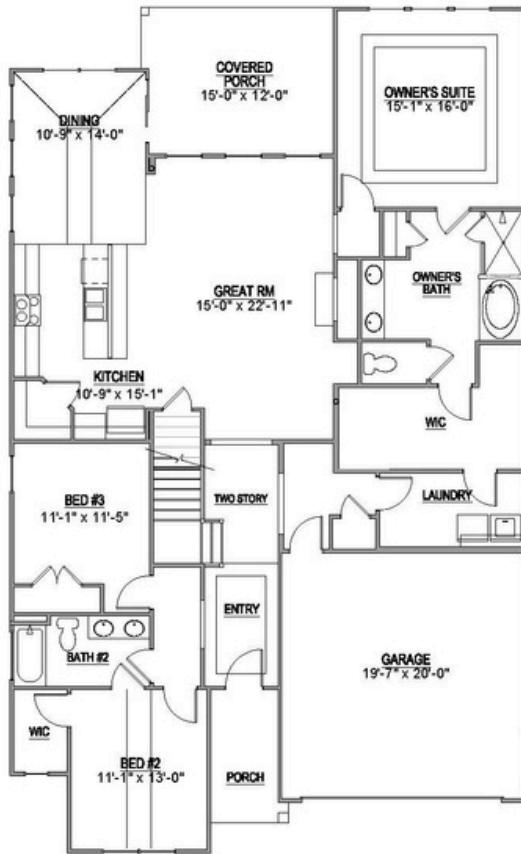
BARBERRY



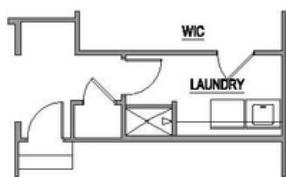
1st Floor

Key Features

- Open Concept Living
- Owner's Suite on Main
- 2 additional Bedrooms on Main
- Gourmet Kitchen
- Generous Main level Laundry with Direct Access to Owner's Suite
- Covered Porch



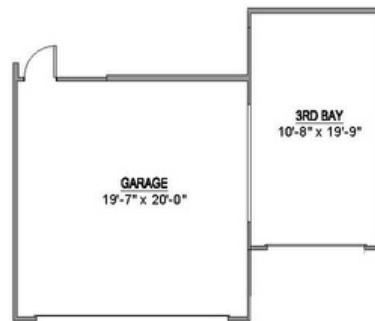
1st Floor Options



Optional Puppy Shower
in Laundry Room



Optional Spa Shower in
Owner's Bathroom



Optional 3rd Garage Bay

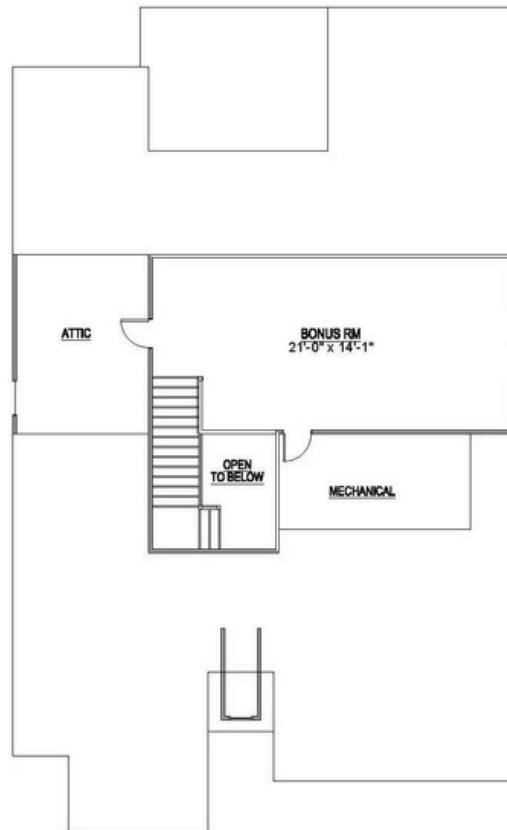
BARBERRY



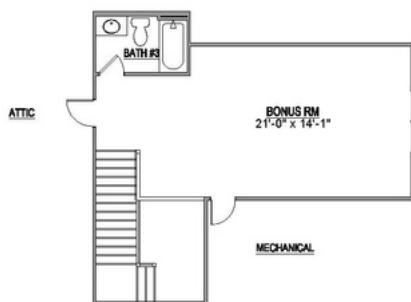
2nd Floor

Key Features

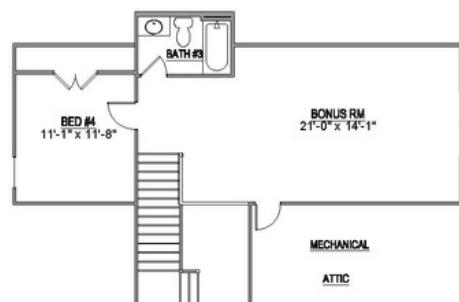
- Bonus Room
- Staircase Overlooking Main Level
- Walk-in Attic Storage



2nd Floor Options



Optional 3rd bathroom



Optional 4th Bedroom and
3rd bathroom

CHADWICK



EUROPEAN



FRENCH



OLD WORLD

Home Features



3-4
Bedrooms



2-3
Bathrooms



2-3
Garage Bays

Square Footage

Total Living Area 2,153+ Sq. Ft.

1st Floor 2,153+ Sq. Ft.

2nd Floor 607+ Sq. Ft.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social



Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

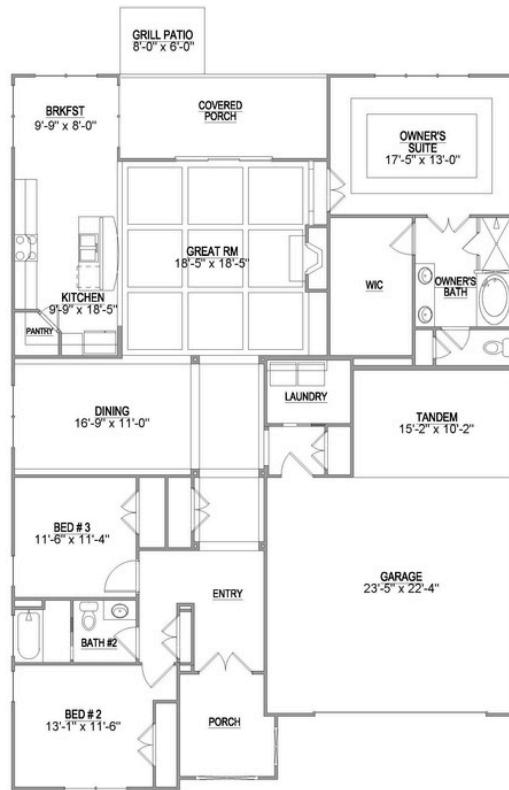
CHADWICK



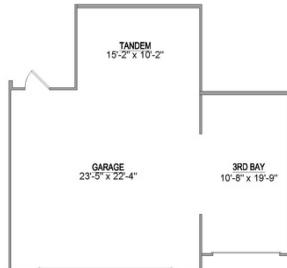
1st Floor No Bonus

Key Features

- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



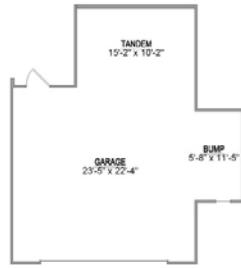
1st Floor No Bonus Options



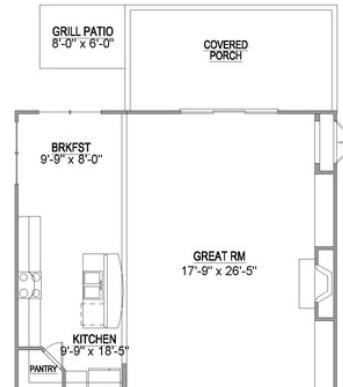
Optional 3rd Garage Bay



Optional Deluxe Laundry & Powder Room



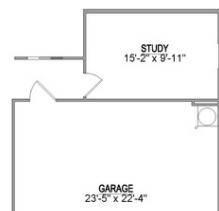
Optional Garage Bump



Optional Extended Great Room with Covered Porch



Optional Valet



Optional Study Instead of Tandem Garage Space

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

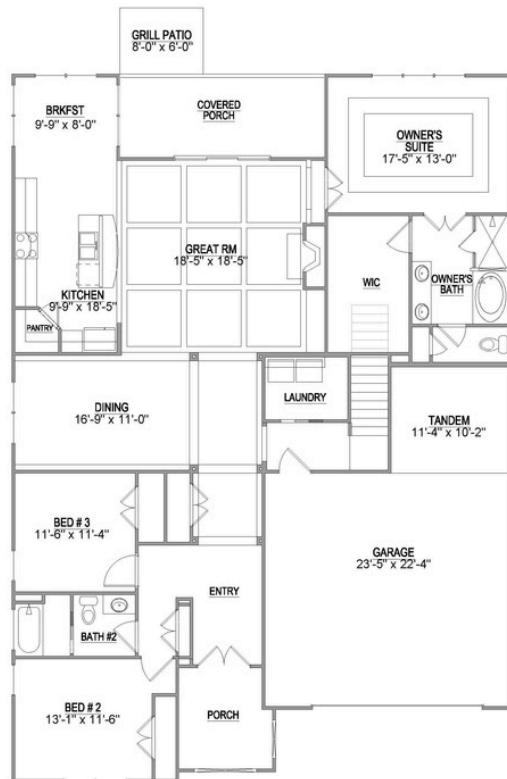
CHADWICK



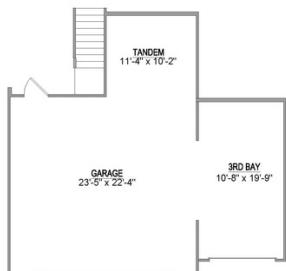
1st Floor w/ Bonus

Key Features

- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



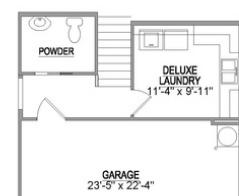
1st Floor w/ Bonus Options



Optional 3rd Garage Bay



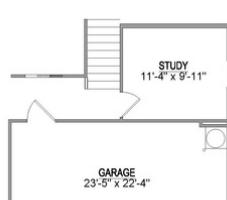
Optional Garage Bump



Optional Owner's Bathroom - No Tub



Optional Extended Great Room with Covered or Screened Porch



Optional Study Instead of Tandem Garage Space

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

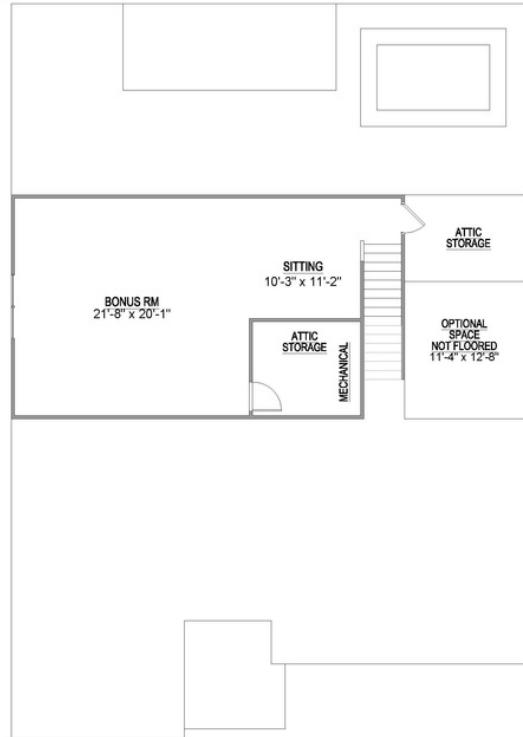
CHADWICK



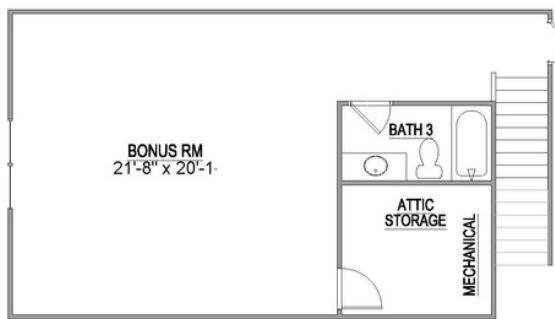
Optional 2nd Floor

Key Features

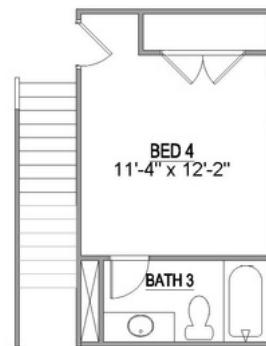
- Bonus Room with Sitting Area
- Walk-in Attic Storage



2nd Floor Options



Optional 3rd Bathroom



Optional Bed 4 &
3rd Bathroom

HUDSON



 EUROPEAN



 FARMHOUSE



 TRADITIONAL

Home Features



3-4
Bedrooms



2.5-3.5
Bathrooms



3
Garage Bays

Square Footage

Total Living Area 2,669+ Sq. Ft.

1st Floor 2,246+ Sq. Ft.

2nd Floor 423+ Sq. Ft.

Contact

 865-966-8700

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

HUDSON



1st Floor

Key Features

- Open Concept Living
- Owner's Suite on Main
- Walk-in Kitchen Pantry
- Large Main level Laundry Room
- 2 Additional Bedrooms with Full Bathroom
- Designer Kitchen with Adjoining Dining Room
- Powder Room
- Spacious Covered Porch
- 3-Car Garage



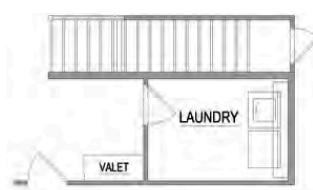
1st Floor Options



Optional Screened Porch



Optional Extended
Covered Porch



Optional Laundry with
Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

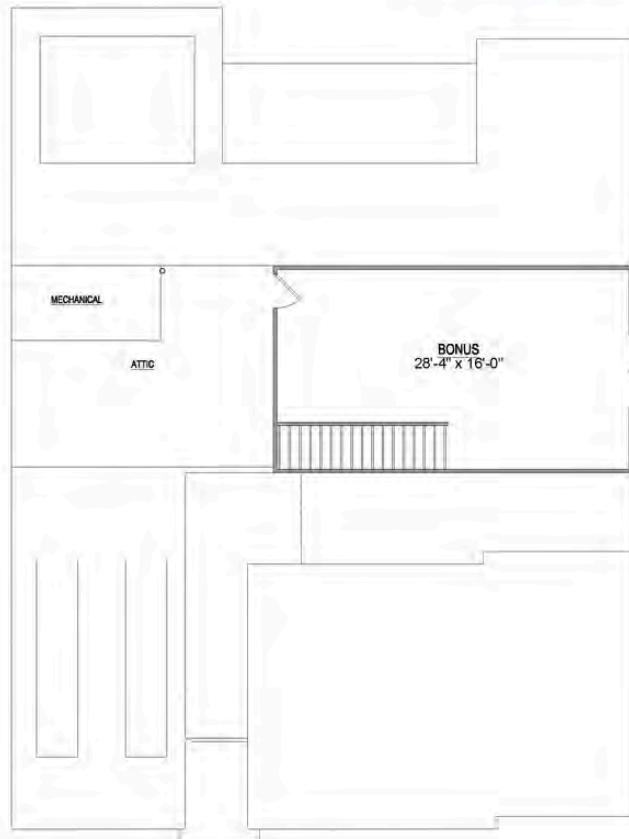
HUDSON



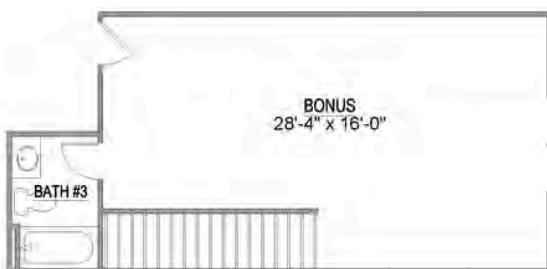
2nd Floor

Key Features

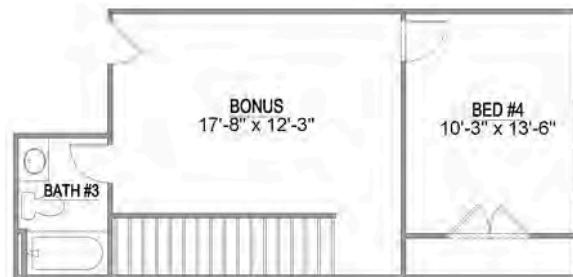
- Large Bonus Room
- Walk-in Attic Storage



2nd Floor Options



Optional 3rd Bathroom



Optional 3rd Bathroom and 4th Bedroom



Optional Alternate 4th Bedroom and 3rd Bathroom

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

JACKSON



EUROPEAN



FARMHOUSE



TRADITIONAL

Home Features



3-4
Bedrooms



2-3
Bathrooms



2-3
Garage Bays

Square Footage

Total Living Area 2,578+ Sq. Ft.

1st Floor 1,957+ Sq. Ft.

2nd Floor 621+ Sq. Ft.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social



Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

JACKSON



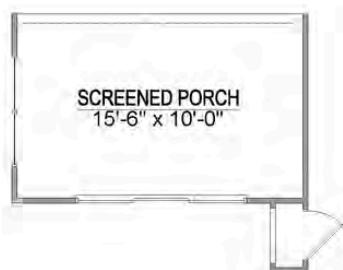
1st Floor

Key Features

- Open Concept Living
- Owner's Suite on Main
- Chef's Kitchen with Adjacent Dining Room
- 2 Additional Bedrooms with 1 Full Bathroom on Main
- Walk-in Kitchen Pantry
- Main level Laundry
- Covered Porch and Grill Patio
- Extra Storage Nook in Garage



1st Floor Options



Optional Screened Porch



Optional Garage Bump



Optional 3rd Garage Bay



Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

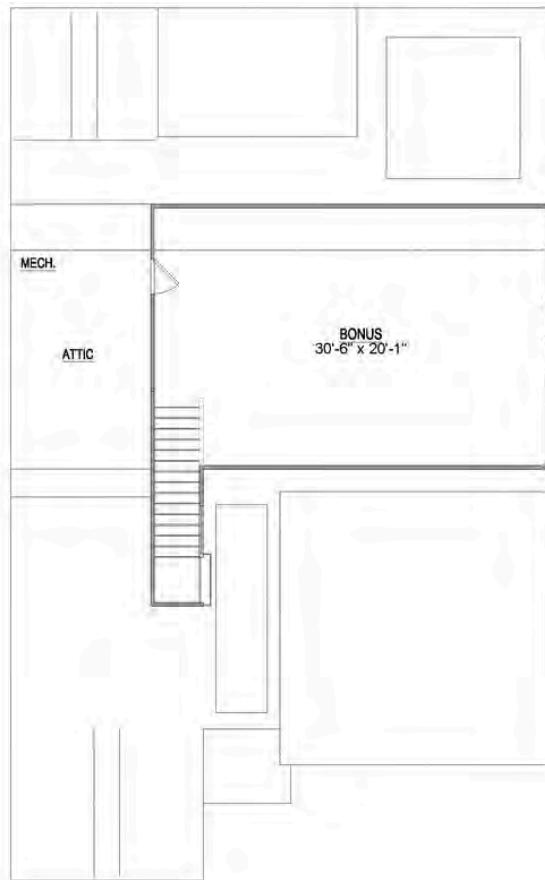
JACKSON



2nd Floor

Key Features

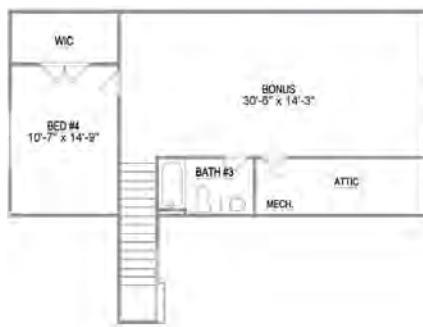
- Large Bonus Room
- Walk-in Attic Storage



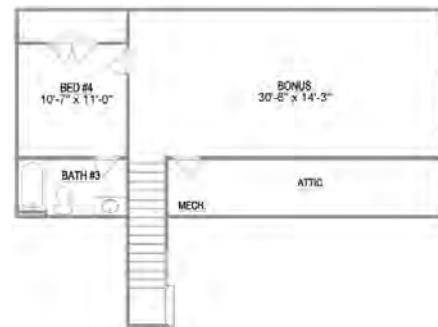
2nd Floor Options



Optional 3rd Bathroom



Optional 3rd Bathroom and
4th Bedroom



Optional Alternate 3rd
Bathroom and 4th Bedroom

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

LAKELAND



 FARMHOUSE



 TRADITIONAL

Home Features



3-4
Bedrooms



2-3
Bathrooms



2-3
Garage Bays

Square Footage

Total Living Area 2,735+ Sq. Ft.

1st Floor 2,176+ Sq. Ft.

2nd Floor 559+ Sq. Ft.

Contact

 865-966-8700

 info@saddlebrookproperties.com

 saddlebrookproperties.com

Social



Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

LAKELAND



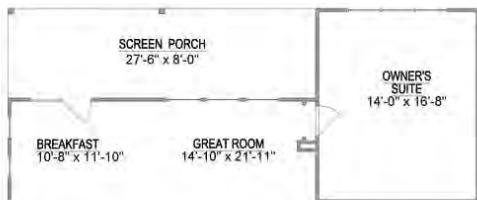
1st Floor

Key Features

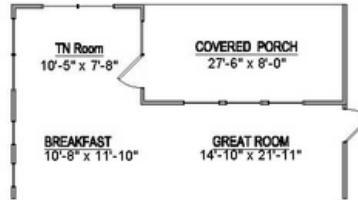
- Front Porch
- Open Concept Living
- Owner's Suite on Main
- 2 Additional Bedrooms & Full Bath on Main
- Soaring Great Room Ceilings
- Formal Dining Room
- Casual Breakfast Nook
- Large Covered Patio with Grill Patio



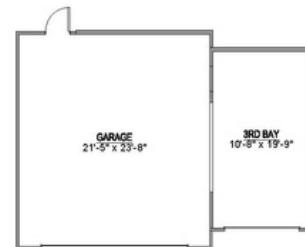
1st Floor Options



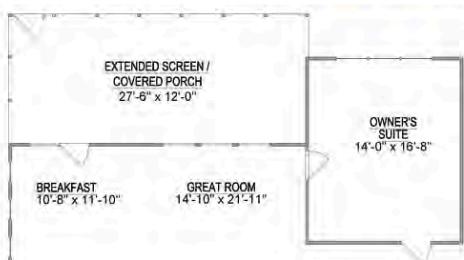
Optional Screened Porch



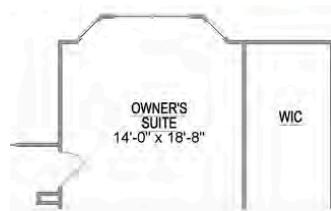
Optional TN Room



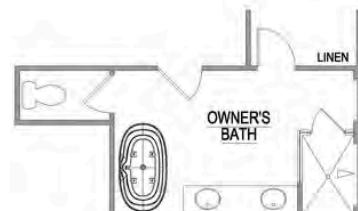
Optional 3rd Garage Bay



Optional Extended Screened or Covered Porch



Optional Bay Window



Optional Deluxe Owners Suite

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

LAKELAND



2nd Floor

Key Features

- Large Bonus Room
- Walk-in Attic Storage



2nd Floor Options



Optional 3rd Bathroom
and Walk-In Closet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

LIVINGSTON



Home Features



3-4
Bedrooms



2.5
Bathrooms



2-3
Garage Bays

Square Footage

Total Living Area 2,312+ Sq. Ft.

1st Floor 1,702+ Sq. Ft.

2nd Floor 610+ Sq. Ft.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social



Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

LIVINGSTON



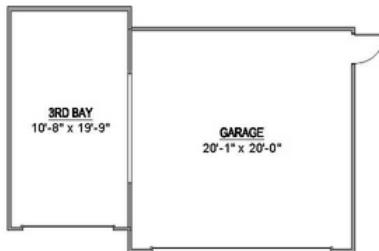
1st Floor

Key Features

- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Coffered Ceiling in Great Room
- Designer Kitchen with Eat-in Nook
- Powder Room
- Covered Porch



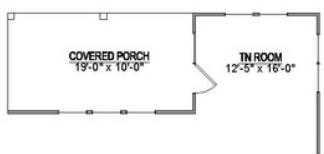
1st Floor Options



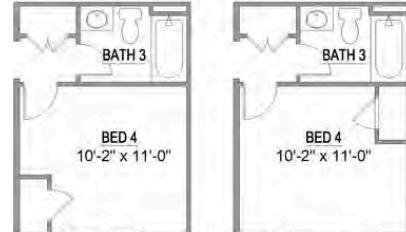
Optional 3rd Garage Bay



Optional Extended Great Room



Optional TN Room



Elevation E & T Elevation C & F

Optional 4th Bedroom and 3rd Bathroom



Optional 4th Bedroom Suite

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

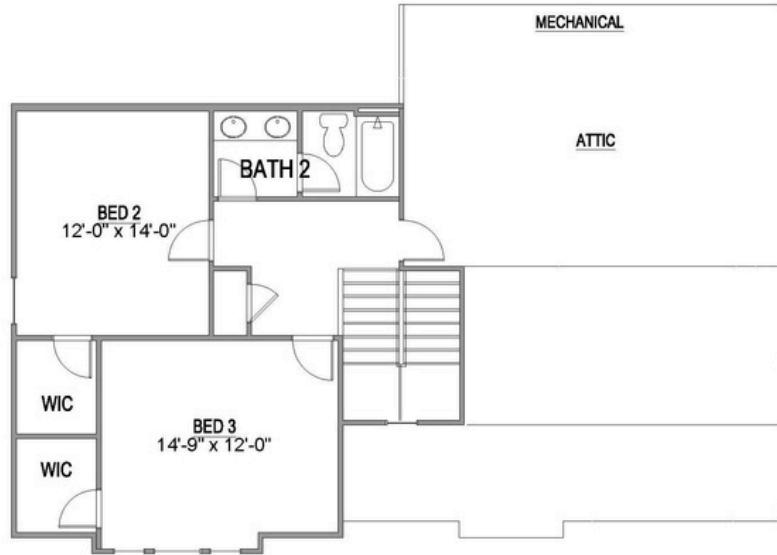
LIVINGSTON



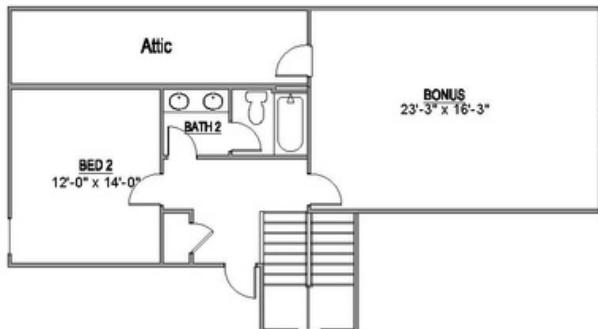
2nd Floor

Key Features

- 2 Bedrooms with Walk-in Closets
- 1 Full Bathroom
- Walk-in Attic Storage



2nd Floor Options



Optional Bonus Room

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

MARTIN



Home Features



4-5
Bedrooms



2.5-4
Bathrooms



3
Garage Bays

Square Footage

Total Living Area 2,990+ Sq. Ft.

1st Floor 1,915+ Sq. Ft.

2nd Floor 1,075+ Sq. Ft.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social



Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

1st Floor

Key Features

- Open Concept Living
- Owner's Suite on Main
- Two Story Great Room & Foyer
- Gourmet Kitchen with Adjoining Dining Room
- Flex Room
- Walk-in Pantry
- Powder Room
- 3rd Bay Garage



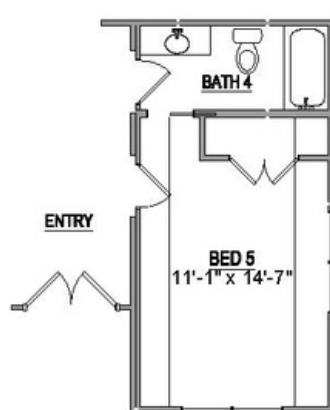
1st Floor Options



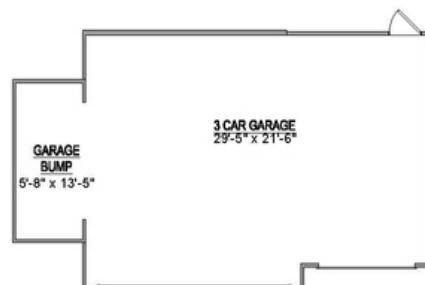
Optional Covered Porch



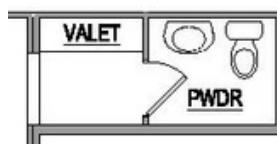
Optional Screened Porch



Optional 5th Bedroom
and 4th Bathroom



Optional Garage Bump



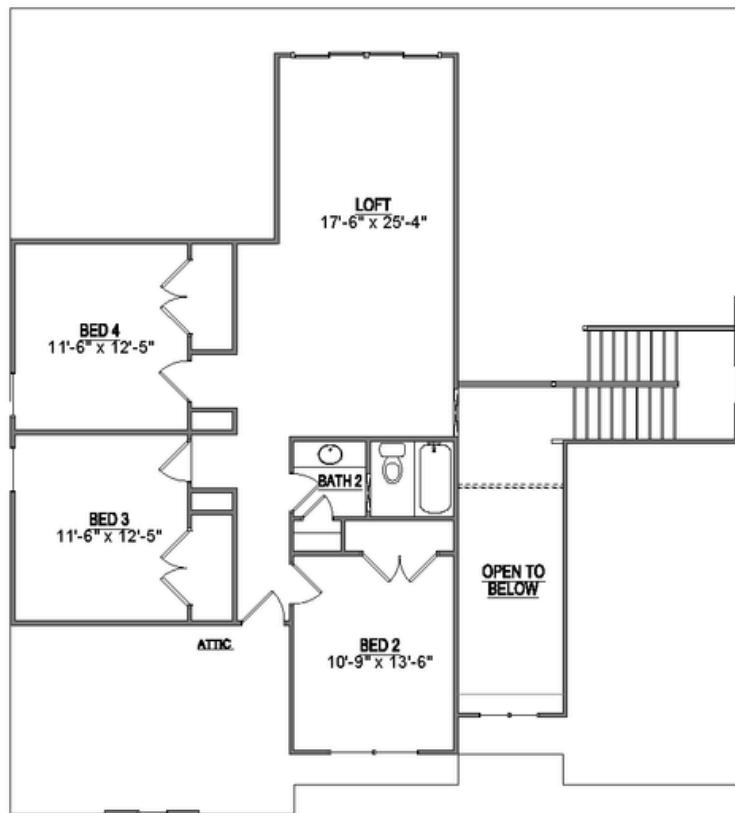
Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

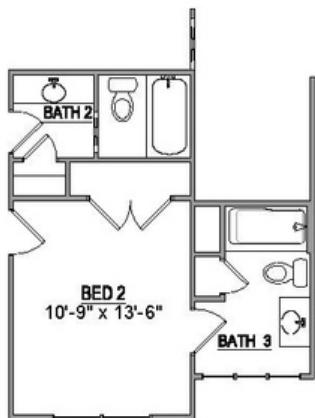
2nd Floor

Key Features

- Spacious Loft
- 3 Bedrooms
- 1 Full Bathroom
- Walk-in Attic



2nd Floor Options



Optional 3rd Bathroom

PRIMROSE



Home Features



4-5
Bedrooms



2.5-4
Bathrooms



2-3
Garage Bays

Square Footage

Total Living Area 3,104 Sq. Ft.

1st Floor 1,895 Sq. Ft.

2nd Floor 1,209 Sq. Ft.

Contact

865-966-8700

info@saddlebrookproperties.com

saddlebrookproperties.com

Social



Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

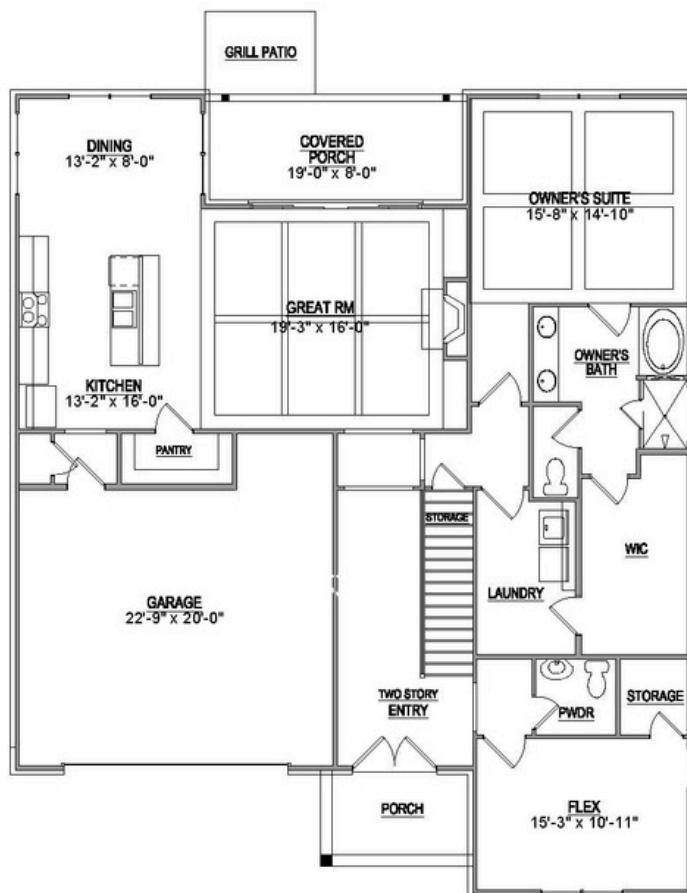
PRIMROSE



1st Floor

Key Features

- Open Concept Living
- Owner's Suite on Main
- Decorative Ceiling Treatments in Great Room & Owner's Suite
- Flex Room
- Walk-in Pantry
- Powder Room
- Storage Nook in Garage
- Covered Porch



1st Floor Options



Elevation T



Elevation E & F

Optional 5th Bedroom and 4th Bathroom



Optional 3rd Garage Bay



Optional Garage Bump



Optional Extended Porch



Optional Valet

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.

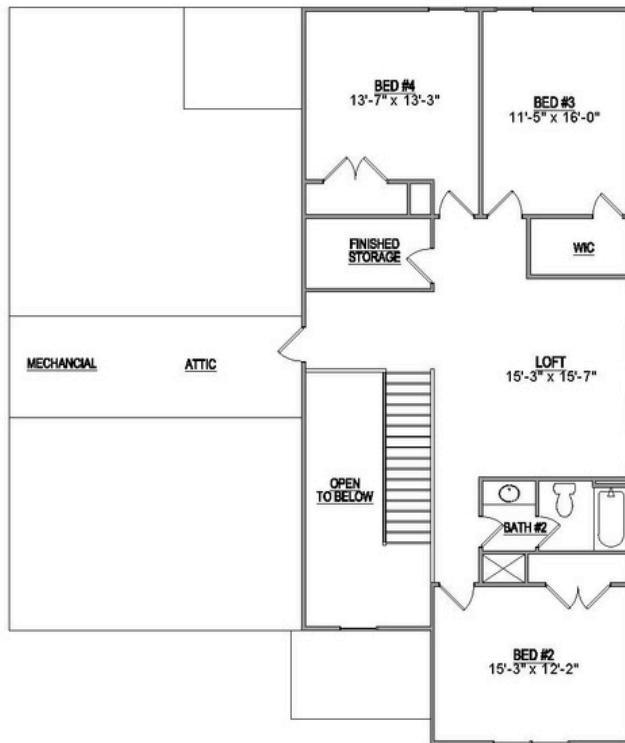
PRIMROSE



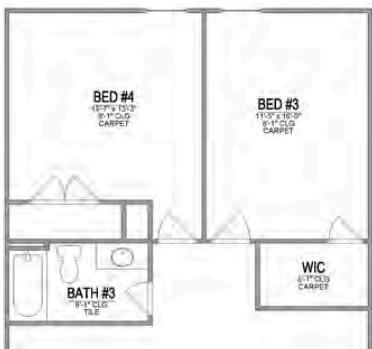
2nd Floor

Key Features

- Spacious Loft
- 3 Bedrooms
- 1 Full Bathroom
- Finished Storage Room
- Walk-in Attic Storage



2nd Floor Options



Optional 3rd Bathroom

Saddlebrook Properties, LLC uses pictures, elevations and floor plans for illustrative marketing purposes only. Saddlebrook's working construction documents & codes take precedent in guiding the constructions of each home. Measurements, prices and specifications are subject to change without notice. All offerings are subject to errors and omissions.