

# MEADOWS

on McFEE

## COMMUNITY GUIDE

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## ABOUT

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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

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- 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



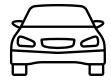
## Home Features



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](mailto:info@saddlebrookproperties.com)



[saddlebrookproperties.com](http://saddlebrookproperties.com)

## Social



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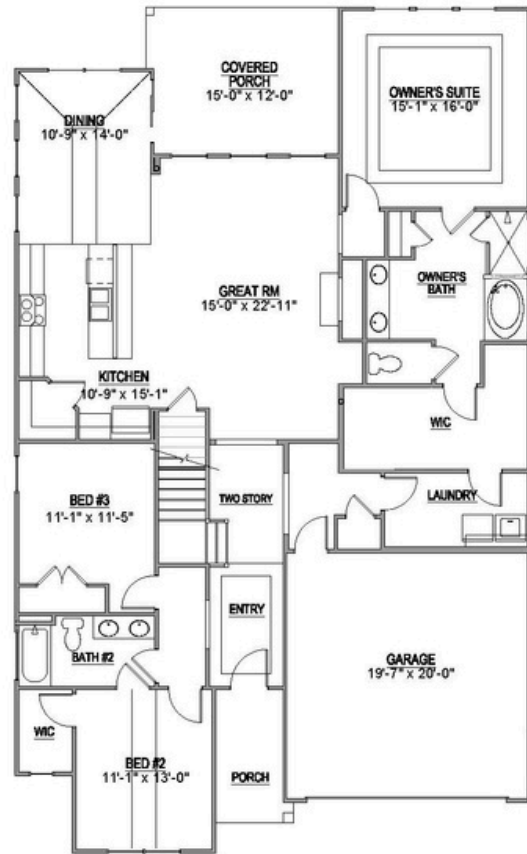
# BARBERRY



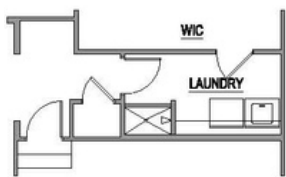
## 1<sup>st</sup> Floor

### 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



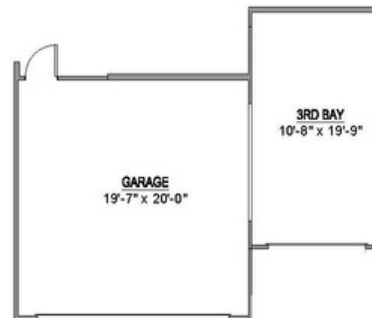
## 1<sup>st</sup> Floor Options



Optional Puppy Shower  
in Laundry Room



Optional Spa Shower in  
Owner's Bathroom



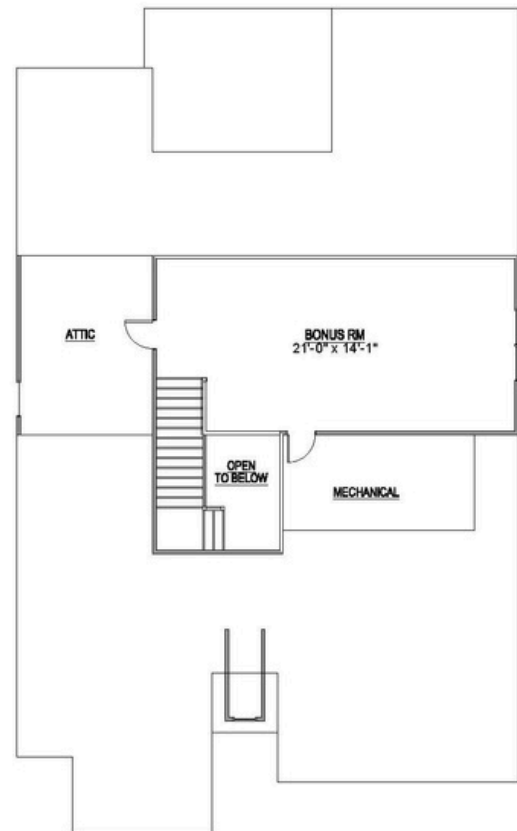
Optional 3rd Garage Bay

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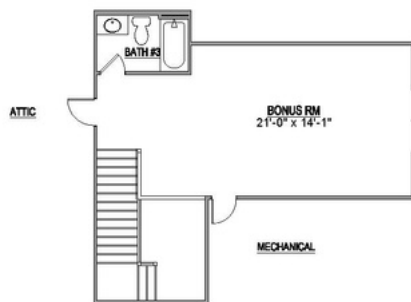
## 2<sup>nd</sup> Floor

### Key Features

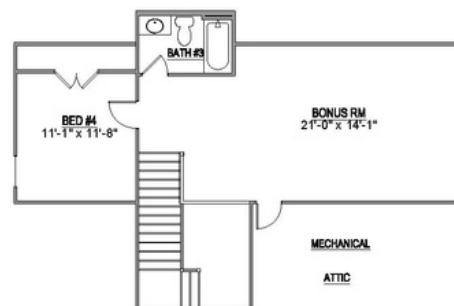
- Bonus Room
- Staircase Overlooking Main Level
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 3rd bathroom



Optional 4th Bedroom and  
3rd bathroom

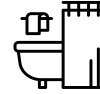
# CHADWICK



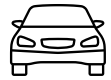
## Home Features



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



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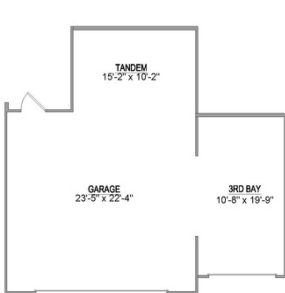
## 1<sup>st</sup> Floor No Bonus

### Key Features

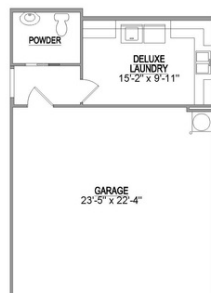
- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



## 1<sup>st</sup> Floor No Bonus Options



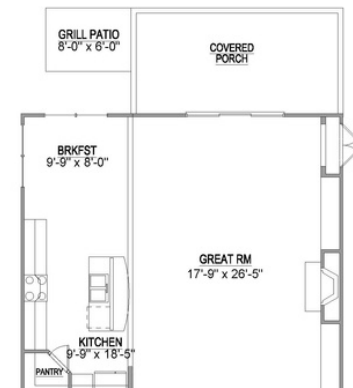
Optional 3rd Garage Bay



Optional Deluxe Laundry  
& Powder Room



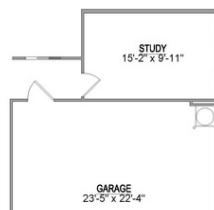
Optional Garage  
Bump



Optional Extended Great Room  
with Covered Porch



Optional Valet



Optional Study Instead of  
Tandem Garage Space

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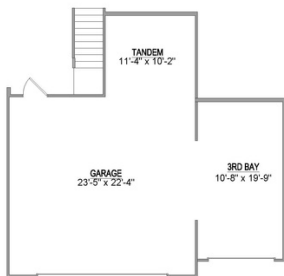
## 1<sup>st</sup> Floor w/ Bonus

### Key Features

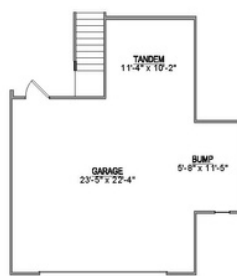
- Open Concept Living
- Owner's Suite on Main
- Formal Dining Room
- Main Level Laundry
- Covered Porch and Grill Patio
- Tandem Garage



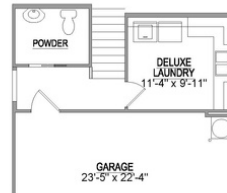
## 1<sup>st</sup> Floor w/ Bonus Options



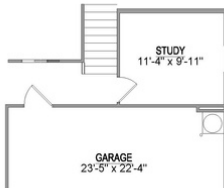
Optional 3rd Garage Bay



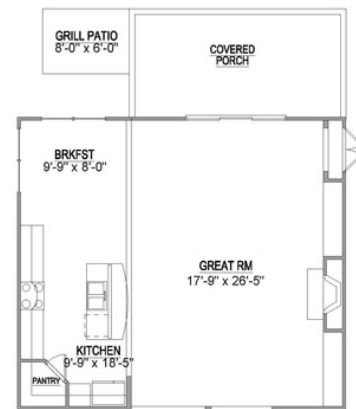
Optional Garage Bump



Optional Owner's Bathroom - No Tub



Optional Study Instead of Tandem Garage Space



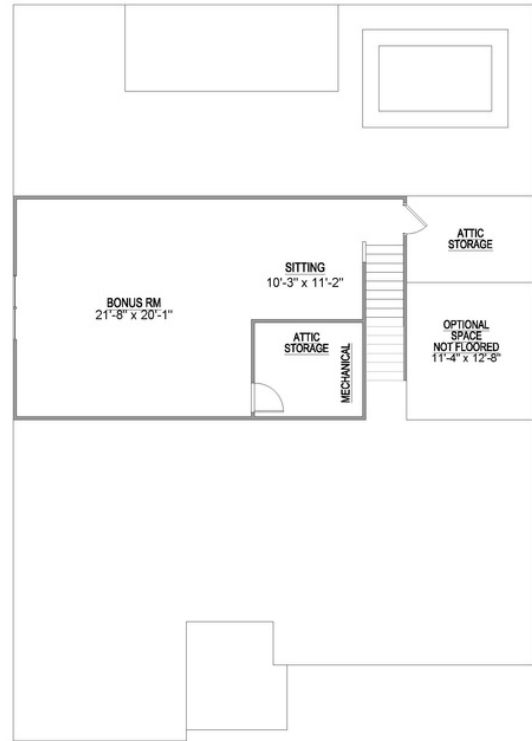
Optional Extended Great Room with Covered or Screened Porch

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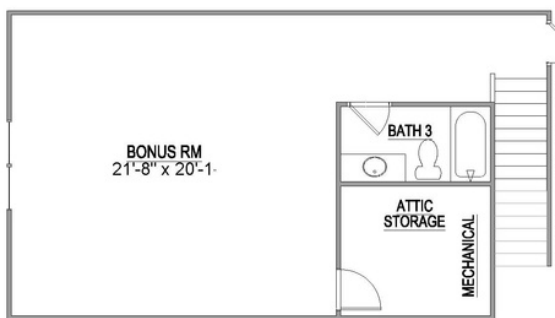
## Optional 2<sup>nd</sup> Floor

### Key Features

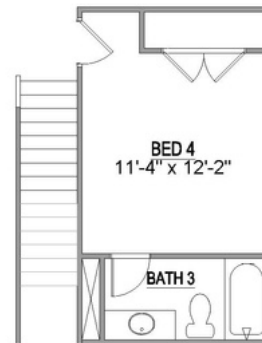
- Bonus Room with Sitting Area
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom



Optional Bed 4 &  
3rd Bathroom

# HUDSON



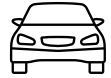
## Home Features



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



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## Social



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# HUDSON



## 1<sup>st</sup> 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



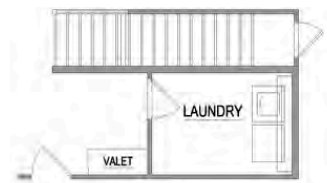
## 1<sup>st</sup> Floor Options



Optional Screened Porch



Optional Extended Covered Porch



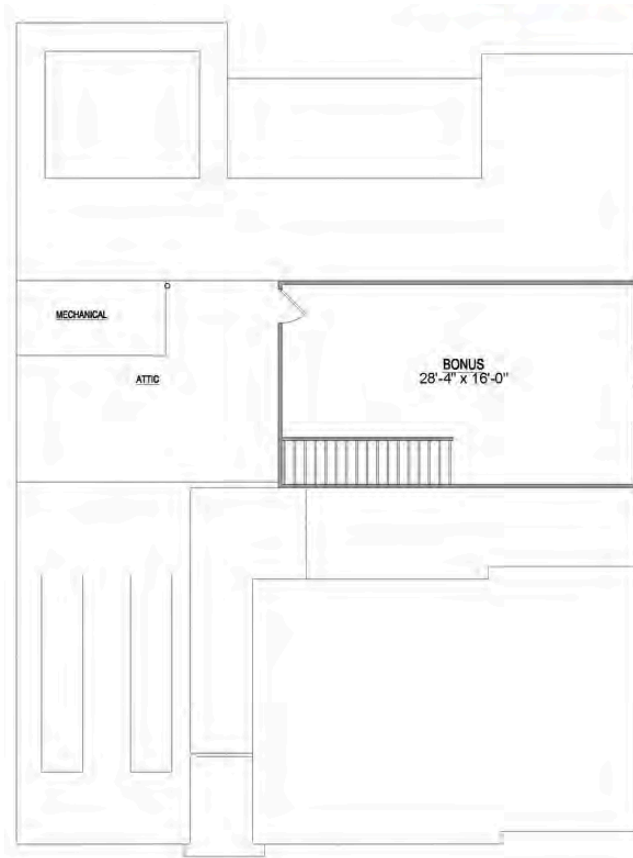
Optional Laundry with Valet

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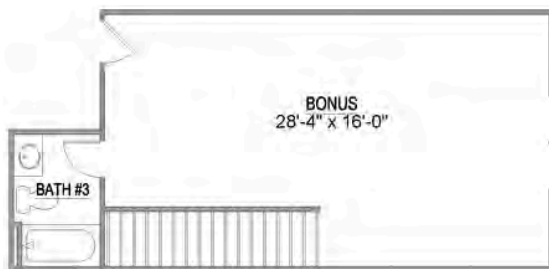
## 2<sup>nd</sup> Floor

### Key Features

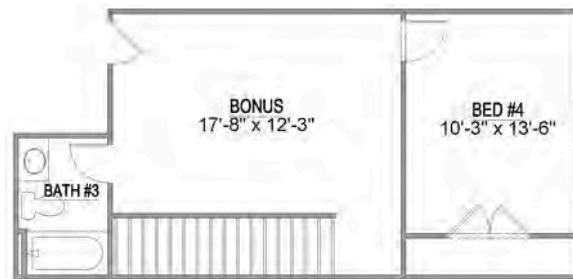
- Large Bonus Room
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom



Optional 3rd Bathroom and 4th Bedroom



Optional Alternate 4th Bedroom and 3rd Bathroom

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# JACKSON



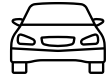
## Home Features



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



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saddlebrookproperties.com

## Social

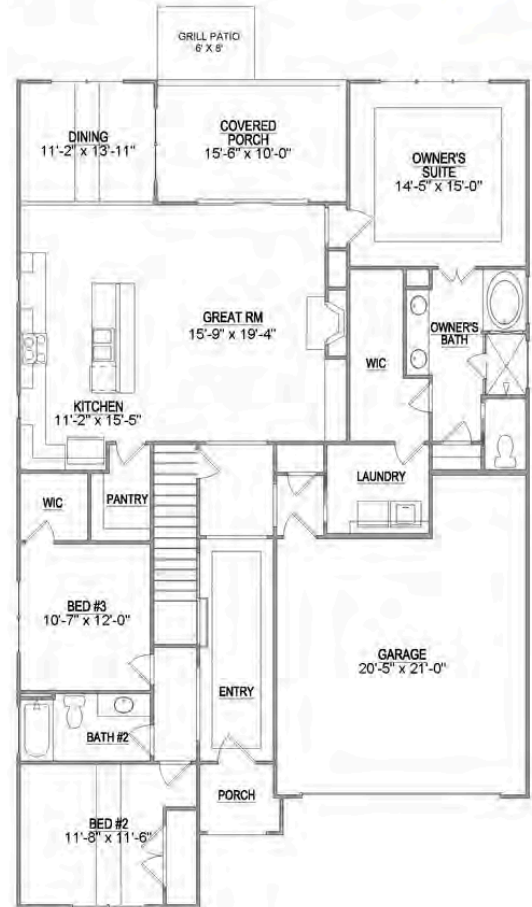


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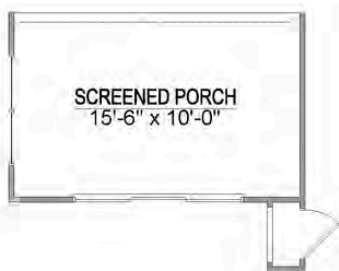
## 1<sup>st</sup> Floor

### 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



## 1<sup>st</sup> Floor Options



Optional Screened Porch



Optional Valet



Optional Garage Bump

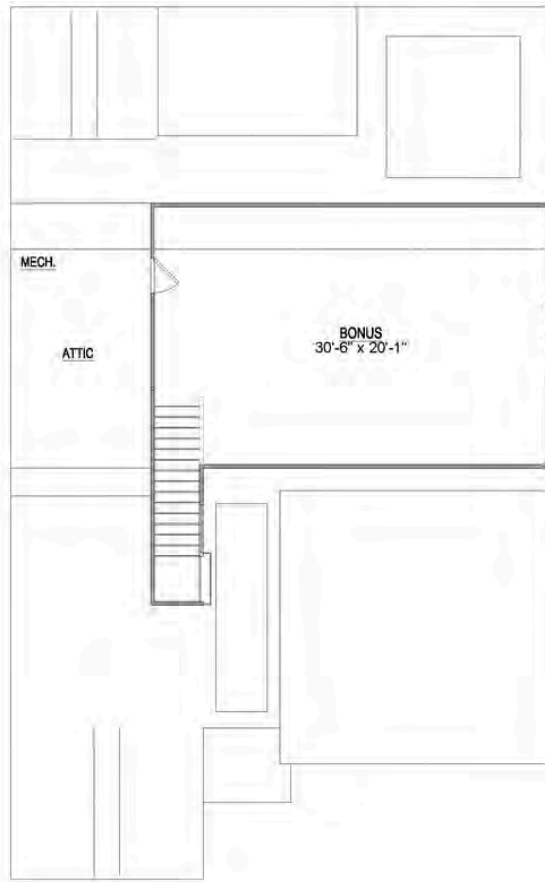


Optional 3rd Garage Bay

## 2<sup>nd</sup> Floor

### Key Features

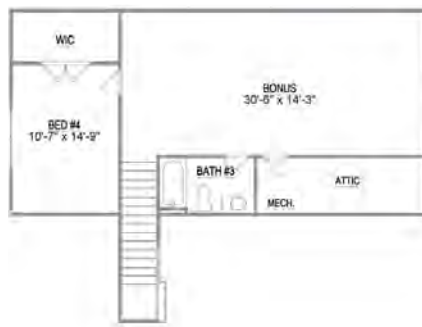
- Large Bonus Room
- Walk-in Attic Storage



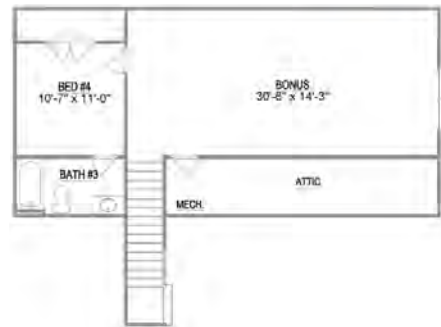
## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom



Optional 3rd Bathroom and  
4th Bedroom



Optional Alternate 3rd  
Bathroom and 4th Bedroom

# LAKELAND

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## Home Features

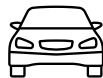
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3-4  
Bedrooms



2-3  
Bathrooms



2-3  
Garage Bays

## Square Footage

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**Total Living Area** 2,735+ Sq. Ft.

**1st Floor** 2,176+ Sq. Ft.

**2nd Floor** 559+ Sq. Ft.

## Contact

---



865-966-8700



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## Social

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# LAKELAND



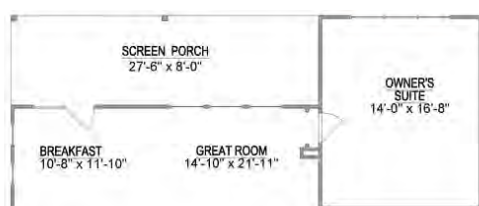
## 1<sup>st</sup> Floor

### Key Features

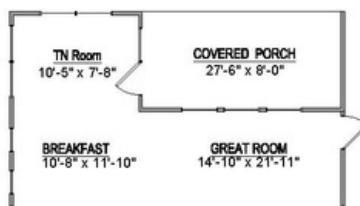
- Front Porch
- Open Concept Living
- Owner's Suite on Main
- 2 Additional Bedrooms & Full Bath on Main
- Soaring Great Room Ceilings
- Formal Dining Room
- Casual Breakfast Nook
- Large Covered Patio with Grill Patio



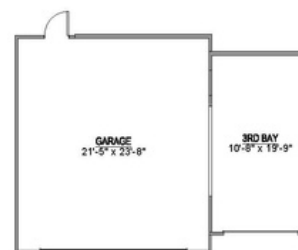
## 1<sup>st</sup> Floor Options



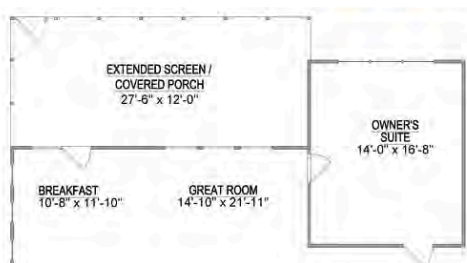
Optional Screened Porch



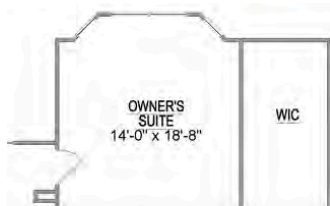
Optional TN Room



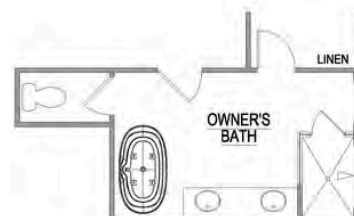
Optional 3rd Garage Bay



Optional Extended Covered or Screened Porch



Optional Bay Window



Optional Deluxe Owners Suite

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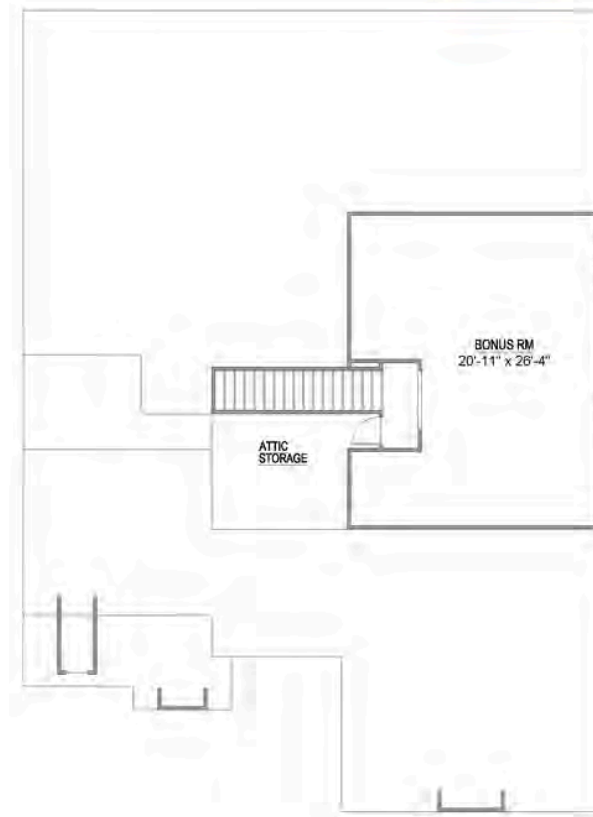
# LAKELAND



## 2<sup>nd</sup> Floor

### Key Features

- Large Bonus Room
- Walk-in Attic Storage



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom  
and Walk-In Closet

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# LIVINGSTON



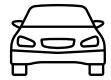
## Home Features



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



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# LIVINGSTON



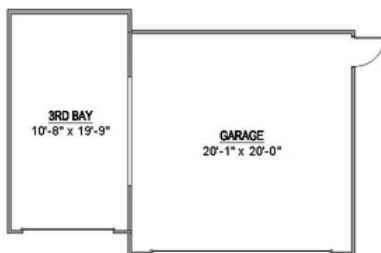
## 1<sup>st</sup> Floor

### Key Features

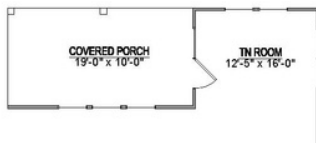
- Open Concept Living
- Owner's Suite on Main
- Flex Room
- Coffered Ceiling in Great Room
- Designer Kitchen with Eat-in Nook
- Powder Room
- Covered Porch



## 1<sup>st</sup> Floor Options



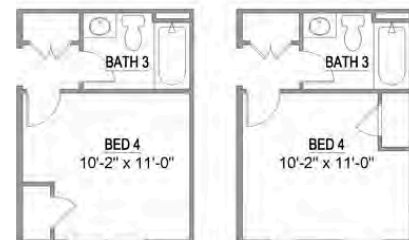
Optional 3rd Garage Bay



Optional TN Room



Optional Extended Great Room



Elevation E & T    Elevation C & F  
Optional 4th Bedroom and 3rd Bathroom



Optional 4th Bedroom Suite

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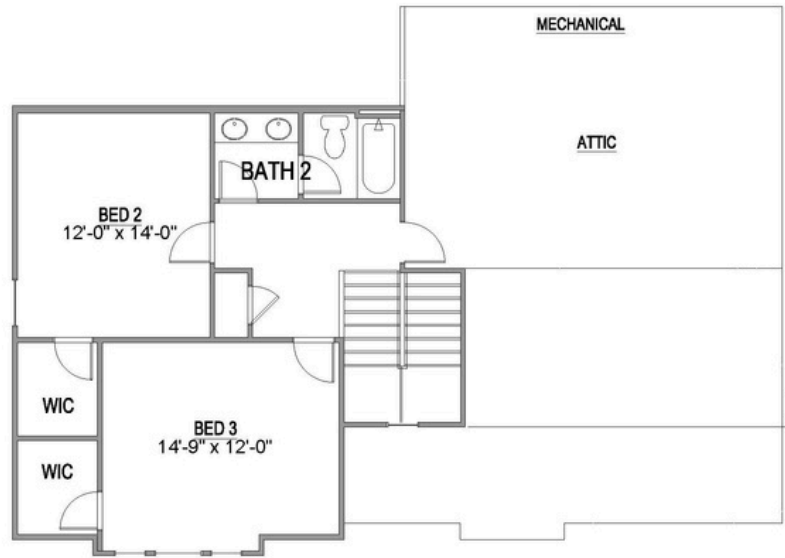
# LIVINGSTON



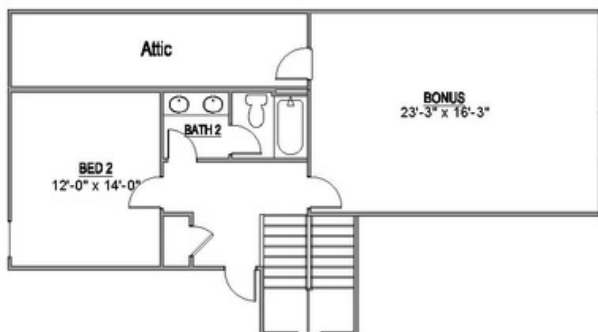
## 2<sup>nd</sup> Floor

### Key Features

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



## 2<sup>nd</sup> Floor Options



Optional Bonus Room

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# 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



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## 1<sup>st</sup> 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



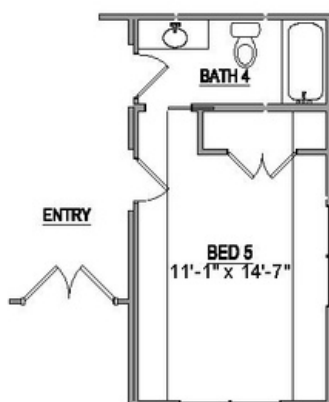
## 1<sup>st</sup> Floor Options



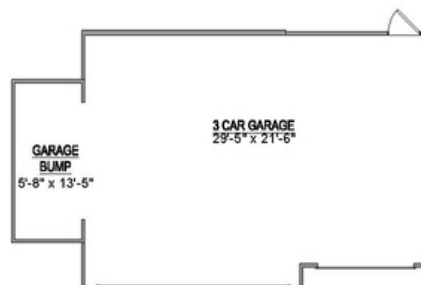
Optional Covered Porch



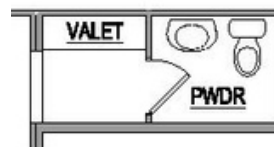
Optional Screened Porch



Optional 5th Bedroom  
and 4th Bathroom



Optional Garage Bump



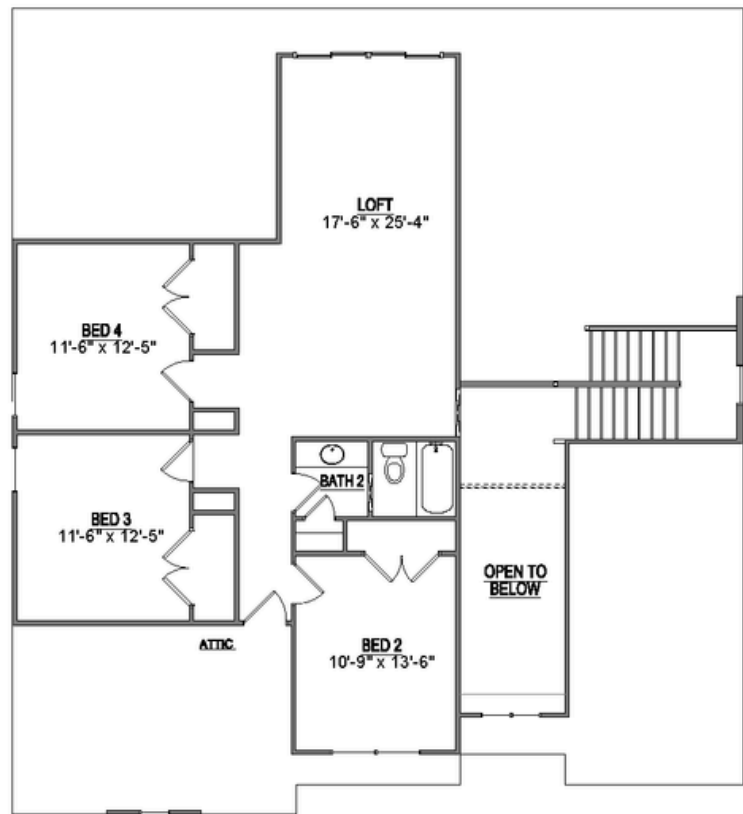
Optional Valet

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## 2<sup>nd</sup> Floor

### Key Features

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



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom

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# PRIMROSE

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## Home Features

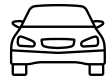
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4-5  
Bedrooms



2.5-4  
Bathrooms



2-3  
Garage Bays

## Square Footage

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**Total Living Area** 3,104 Sq. Ft.

**1st Floor** 1,895 Sq. Ft.

**2nd Floor** 1,209 Sq. Ft.

## Contact

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865-966-8700



[info@saddlebrookproperties.com](mailto:info@saddlebrookproperties.com)



[saddlebrookproperties.com](http://saddlebrookproperties.com)

## Social

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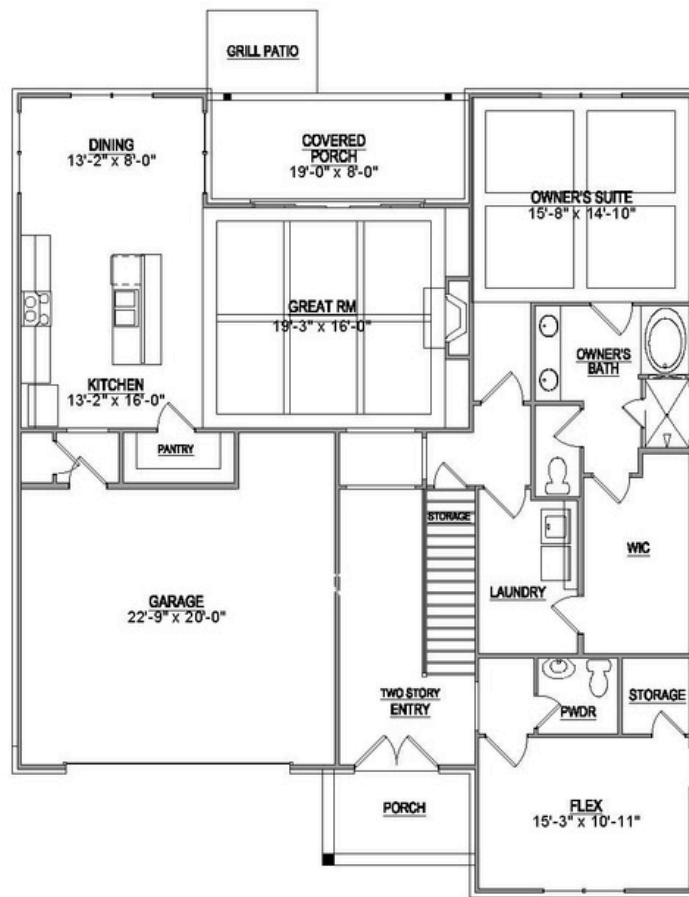
# PRIMROSE



## 1<sup>st</sup> 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



## 1<sup>st</sup> Floor Options



Elevation T

Elevation E & F

Optional 5th Bedroom and 4th Bathroom



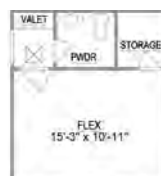
Optional 3rd Garage Bay



Optional Garage Bump



Optional Extended Porch



Optional Valet

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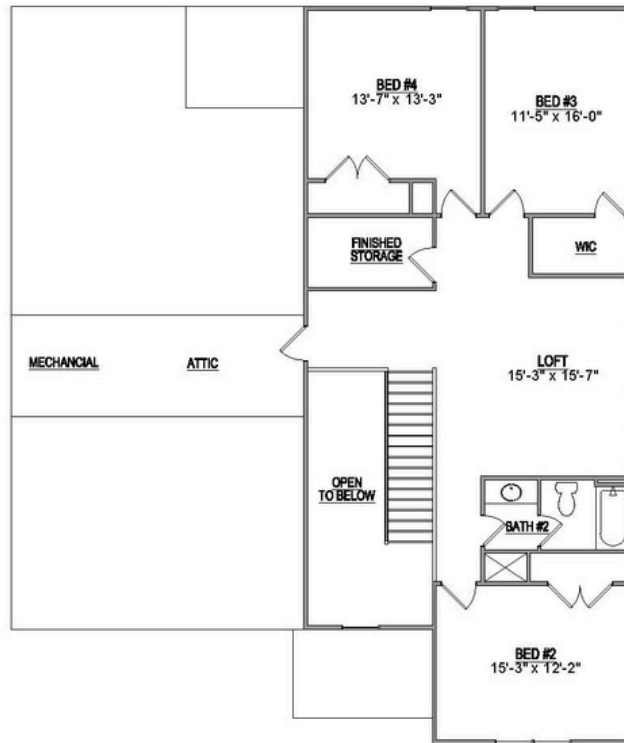
# PRIMROSE



## 2<sup>nd</sup> Floor

### Key Features

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



## 2<sup>nd</sup> Floor Options



Optional 3rd Bathroom

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