
HDI
Meadows at Pearson Springs



Meadows at Pearson Springs

Discover a new and stylish townhome community located in the heart of Maryville, TN. This development features modern designs and convenient amenities, all within a vibrant neighborhood. Enjoy easy access to scenic greenways, ideal for outdoor enthusiasts, and benefit from the close proximity to local businesses in the flourishing downtown area. This community is perfect for couples, families, and professionals alike.



Why We Love Maryville, TN

Whether you're looking for outdoor adventure, fascinating history, or fine dining and culture, Maryville has a lot to offer its residents. HDI is delighted to help you call Maryville 'HOME'.

Local Outdoor Amenities



Maryville is home to several beautiful parks that offer safe and fun areas for your family to play, picnic or enjoy the scenery. Maryville Alcoa Greenway, Bicentennial, Amerine, Eagleton, Everett, John Sevier, Pearson Springs, and Sandy Springs parks are among the many your family will appreciate.



Explore the Great Smoky Mountains

- Enjoy a variety of activities such as historic cabins, horseback riding, inner tubing, and backpacking, among other exciting options
- Cades Cove: experience an 11-mile loop filled with stunning scenery that you can either drive or bike through
- There are planned greenways connecting Knoxville to the Smokies for a scenic journey

VISION:

Greenway from Knoxville to the Smokies

Imagine riding on a bicycle trail from Alcoa or Maryville to downtown Knoxville. Or to Townsend and the edge of the Great Smoky Mountains National Park.

Now do more than imagine it. Join us in creating a 45-mile greenway from Knoxville to the Smokies. Check out the Vision Map to see where this greenway could take you.

In Progress

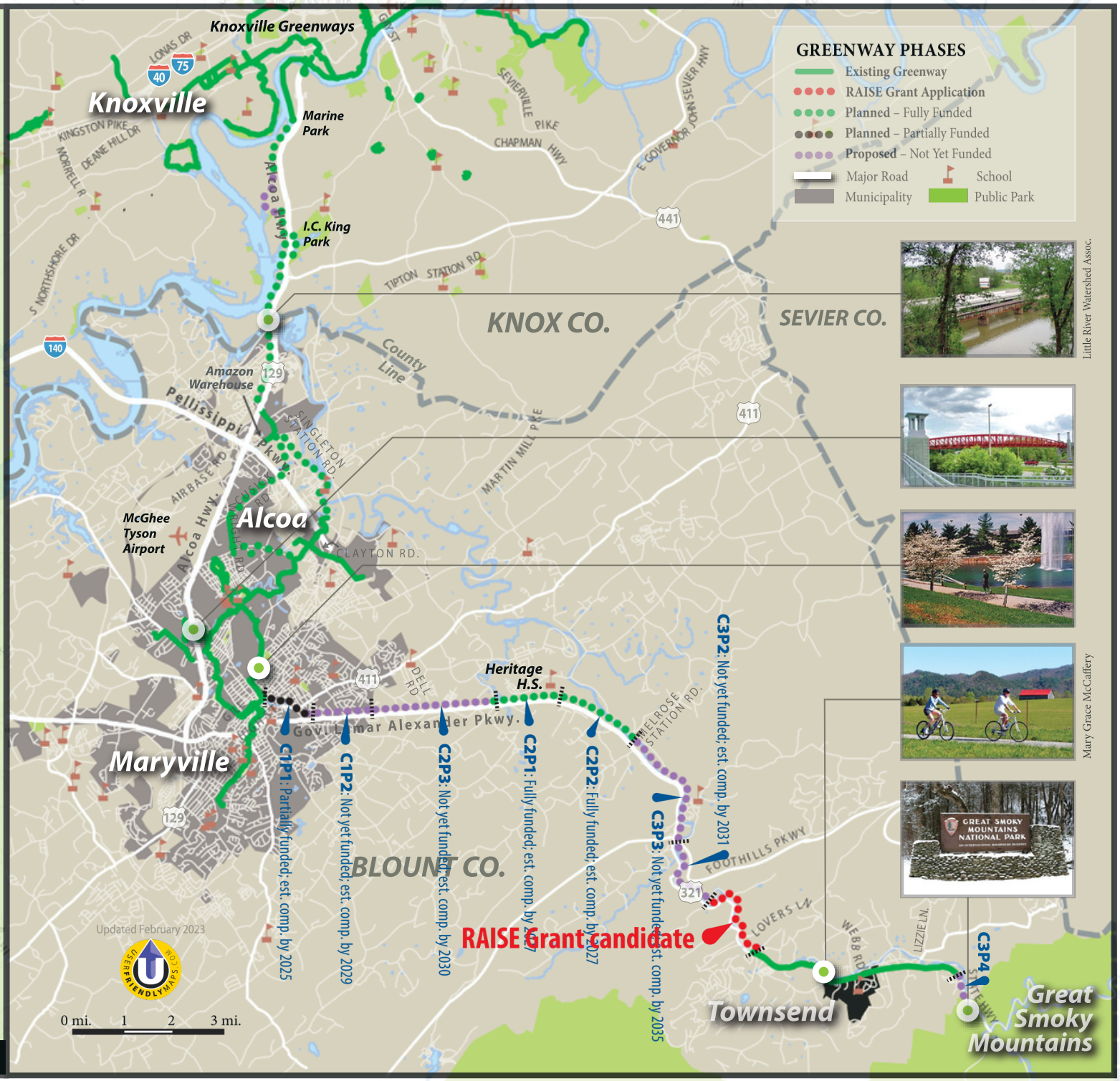
A greenway from Marine Park in Knoxville to Singleton Station Road in the City of Alcoa is already planned, and TDOT will be constructing much of it as part of the widening of Alcoa Highway. From there, the greenway will connect to the existing network of greenways in Alcoa and Maryville. Part of it was recently completed, and the rest is fully funded.

Completing the Vision

We're working with local governments on funding to complete the link between Maryville and Townsend. The plan calls for the greenway to run along the U.S. 321 right of way. Several segments are already fully or partially funded.

GREAT SMOKY MOUNTAINS
REGIONAL GREENWAY COUNCIL

KnoxBlountTrail.org



Little River Watershed Assoc.

Mary Grace McCaffery

Local Community Highlights



Vibrant Downtown Area

Locally owned restaurants and shops, community centers for events, and historic southern charm



Maryville City Schools Rankings

#1 DISTRICT IN TN
#1 BEST TEACHERS
#3 BEST PLACE TO TEACH
#1 BEST ATHLETES
(2023 NICHE.COM)

"Maryville City Schools is nationally recognized for its programs, attendance, student achievements, and test scores, which typically exceed national and state-wide norms. The schools also emphasize extra-curricular activites and rate highly in competitions and sports. Performing arts, including one of the largest orchestral music programs in the region, are a priority of our district and a great source of pride and enjoyment for our stakeholders. "

-maryvillecityschools.org

Our Exclusive Realtors



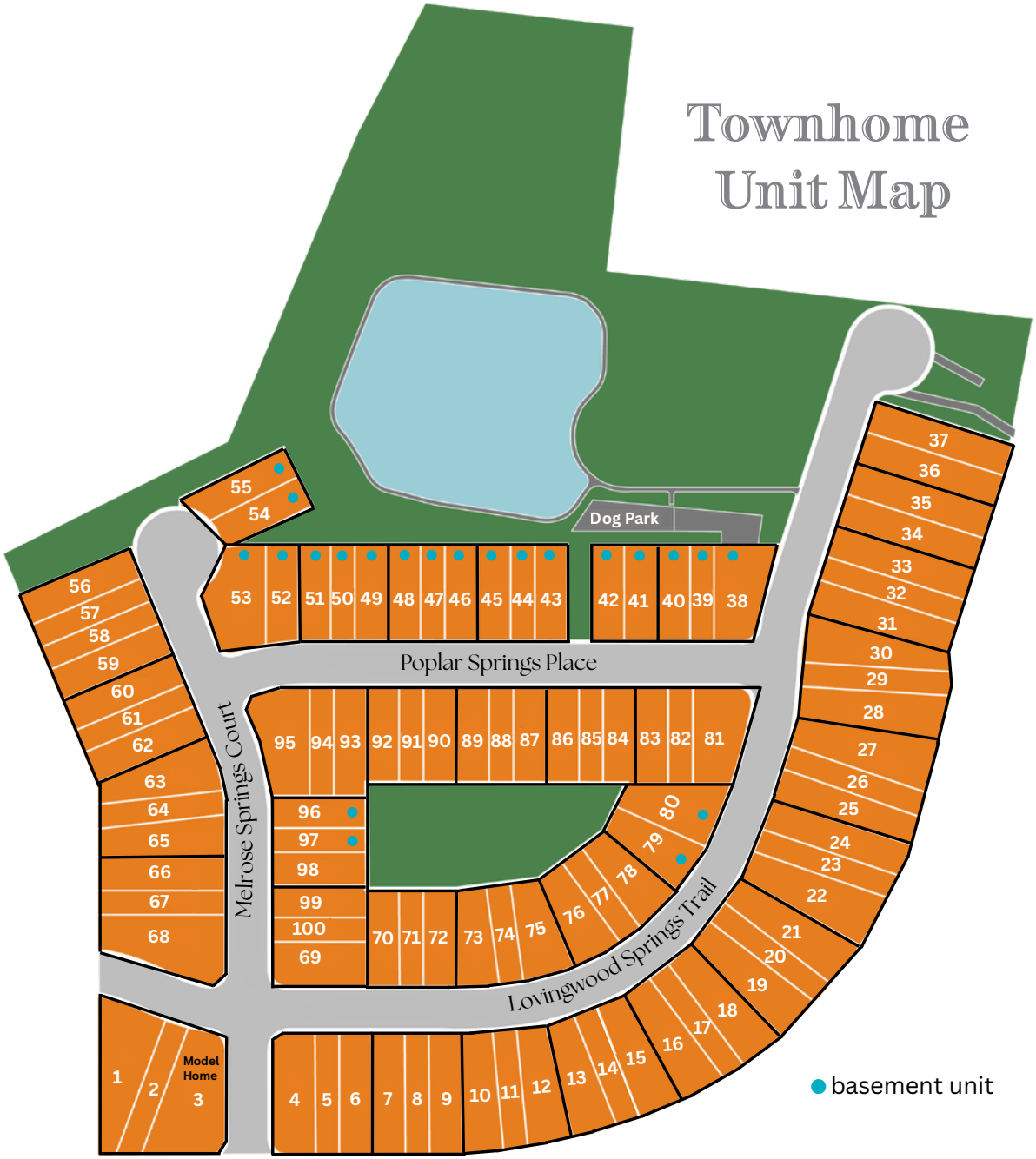
Rebecca Walls & Laura Brittingham are East Tennessee natives and exclusive realtors for Meadows at Pearson Springs. As a part of the HDI family, they offer personalized service and are focused on providing an excellent buying experience for all HDI homebuyers.

KELLERWILLIAMS SIGNATURE

dreamhomecollectivetn.com
Office: (865) 588-9300
Becca Mobile: (773) 620-1627
Laura Mobile: (865) 803-7123

DREAM HOME COLLECTIVE

Townhome Unit Map



Shawn Fisher Design

Distinctive Architecture | Multigenerational Expertise | Creative Collaboration

Shawn Fisher: Founder + Architectural Designer

Hayley Garrett: Daughter + Office Manager



Shawn Fisher Design, LLC
5 DIVISION STREET
CROSSVILLE, TN 38555
931-707-5149
info@shawnfisherdesign.com

M. Shawn Fisher ENJOY LIFE!

PEARSON SPRINGS TOWNHOMES

NEYLAND PLAN



S/F



Meet Your Builder

At HDI, we take pride in building high-quality homes designed to stand the test of time. As a locally owned and operated company, our mission is to create homes with character, thoughtful design, and lasting value. Homes that offer more than just four walls.

Driven by a commitment to raising the standard, we partner with skilled local craftsmen and thoughtfully consider each homesite because we live here too, and care deeply about the communities we're helping build. This approach ensures every home reflects our dedication to quality, integrity, and attention to detail.

East Tennessee isn't just where we build, it's home. And we're proud to play a part in its growth, one home at a time.

To learn more about the people behind your home, visit https://hditn.com/about-us/.



Quality you can see. A builder you can trust.

Meadows at Pearson Springs
Options & Pricing

Options	Pricing
Electrical Outlet - 110V Existing Circuit	$ 195
Dual Data Plug - Per Location	$ 225
Electrical Outlet 110V - Dedicated Circuit	$ 250
Wood Flooring - Basement Media Room	$ 759
Wood Flooring - Basement Bedroom	$ 910
EV Charging Outlet Panel Wall	$ 989
EV Charging Outlet Non-Panel Wall	$ 1,523
Wood Flooring - 2nd Floor (Flex Room & Hall Only)	$ 1,649
Screened-In Porch	$ 3,478 - 5,395
Upgraded Kitchen & Primary Bath (Elemental & Evergreen)	$ 3,805
Heated Flooring - Primary Bathroom	$ 3,900
Wood Flooring - 2nd Floor	$ 3,990
4th Bedroom with 3rd Bath - 2nd Floor	$ 13,030

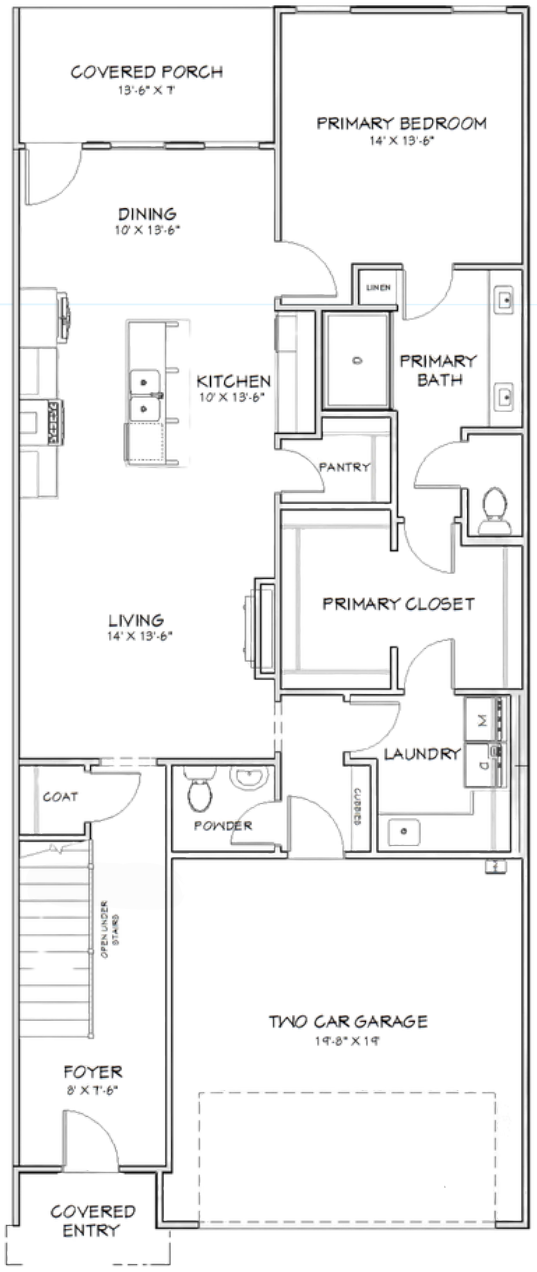
*Prices subject to change

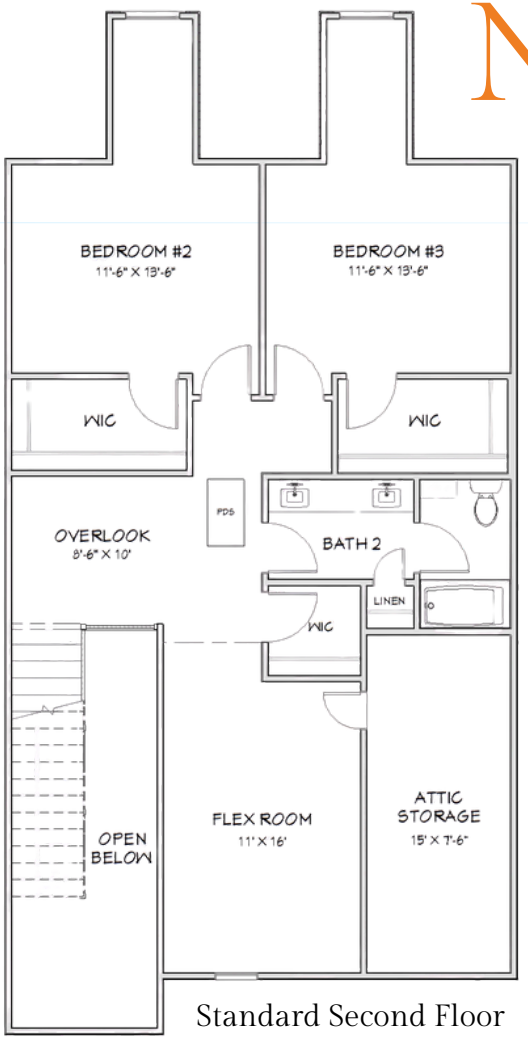
Monoslab Floorplan

2-Level 2363 sq. ft.

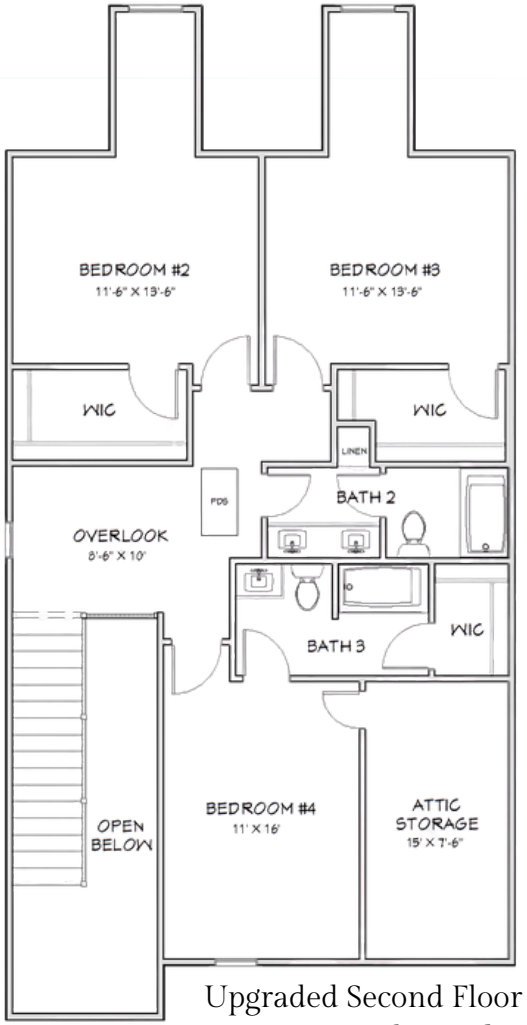
The Neyland

Main Level





Standard Second Floor
2 Bed, 1 Bath + Flex Room

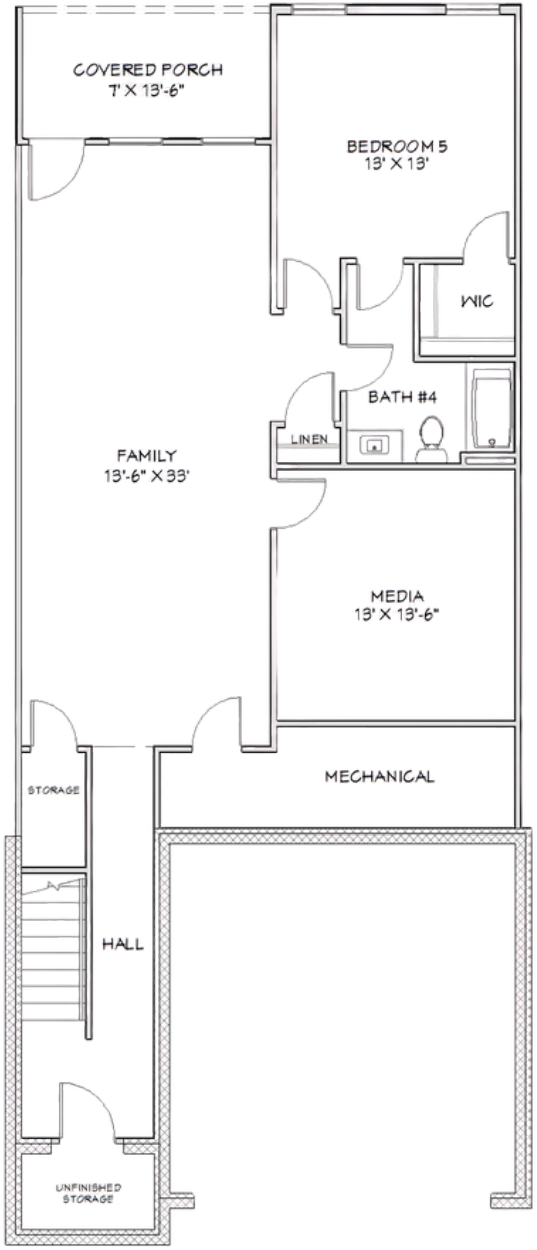


Upgraded Second Floor Option
3 Bed, 2 Bath

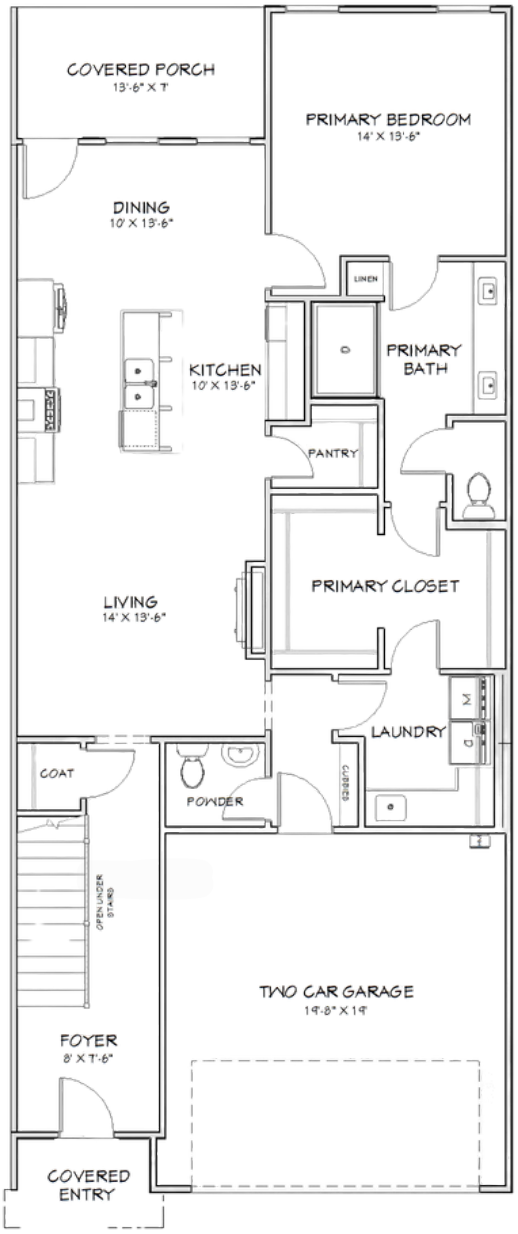
Basement Floorplan

2-Level w/ Walk-Out Basement 3573 sq. ft.

Finished Basement

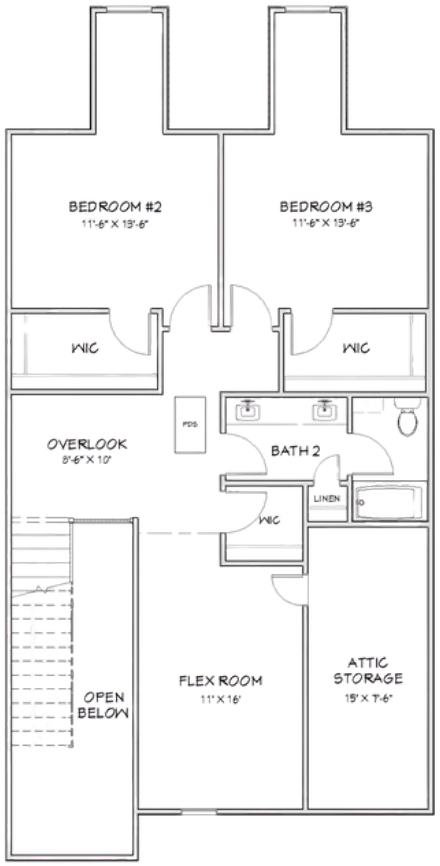


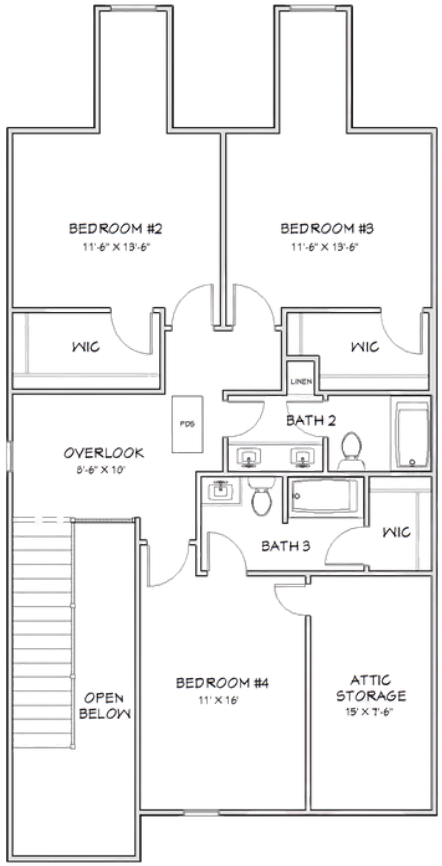
Main Level



The Neyland

Standard Second Floor
2 Bed, 1 Bath + Flex Room





Upgraded Second Floor Option
3 Bed, 2 Bath

Bosch® Appliance Package
Stainless Steel



36" Counter Depth French Door Refrigerator 100 series

- Home Connect Compatibility: order water filters & set the amount of water to fill your cup
- Water Dispenser Compatibility: perfect for Stanley-sized cups
- QuickIce Pro System: Fastest ice maker in the industry
- Anti-fingerprint design



24" Recessed Handle Dishwasher 300 series

- Home Connect Compatibility: start your dishwasher from anywhere
- Smart Sensors: detects water clarity for a smarter clean
- 46 dBA: dishwasher runs quietly
- 3rd Rack: provides space for silverware and large utensils

24" Microwave Drawer 100 series

- Tilt Display: easy-to-read tilt out display disappears until you need it
- Spacious Interior: able to fit a 20 oz. cup or a 13x9 baking dish
- Low Profile Design: with touch “open” and “close”



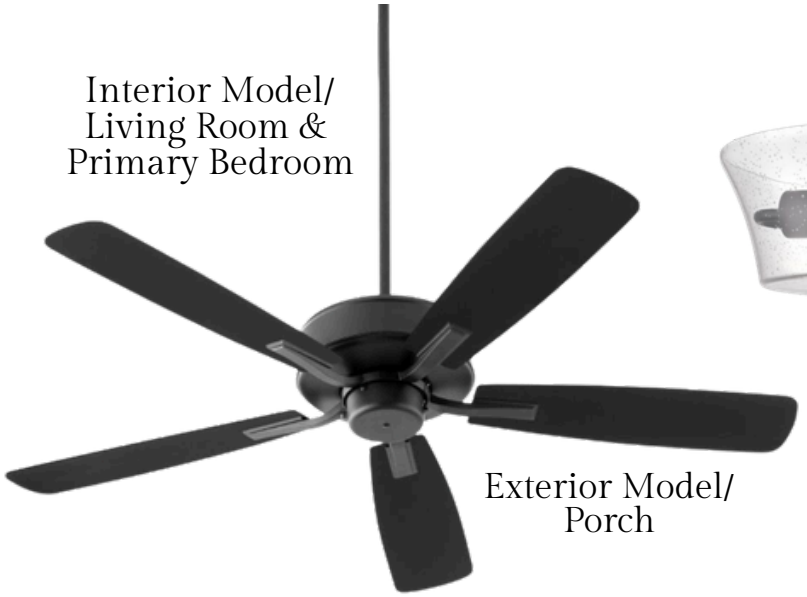
30" Gas Range 100 series

- Slide-in Range: provides a sleek built-in look
- Quick preheating
- 9 cooking modes including Air Fry, pizza, proof & more
- Bake multiple items simultaneously on different racks without the need to rotate trays, making it ideal for large gatherings



Interior & Exterior Lighting Fixtures
(Included in All Interior Packages)

Interior Model/
Living Room &
Primary Bedroom



Exterior Model/
Porch



Front & Back
Porch

Foyer





Upstairs bedrooms
& throughout
basement



Kitchen
Island

Foyer
Steps





Powder
Bath



Eat-In
Kitchen

Primary, Upstairs, & Basement Bath



Living Room Fireplace Details
(Included in All Interior Packages)

42" Monessen Artisan Vent Free Linear Fireplace

This vent-free gas fireplace is one of a kind, forever changing how you look at hearths. Adding modern heat to your home is simple and effective with no venting required. The Artisan enhances your fireside experience with clean, contemporary lines and gorgeous flames.



Features Include:

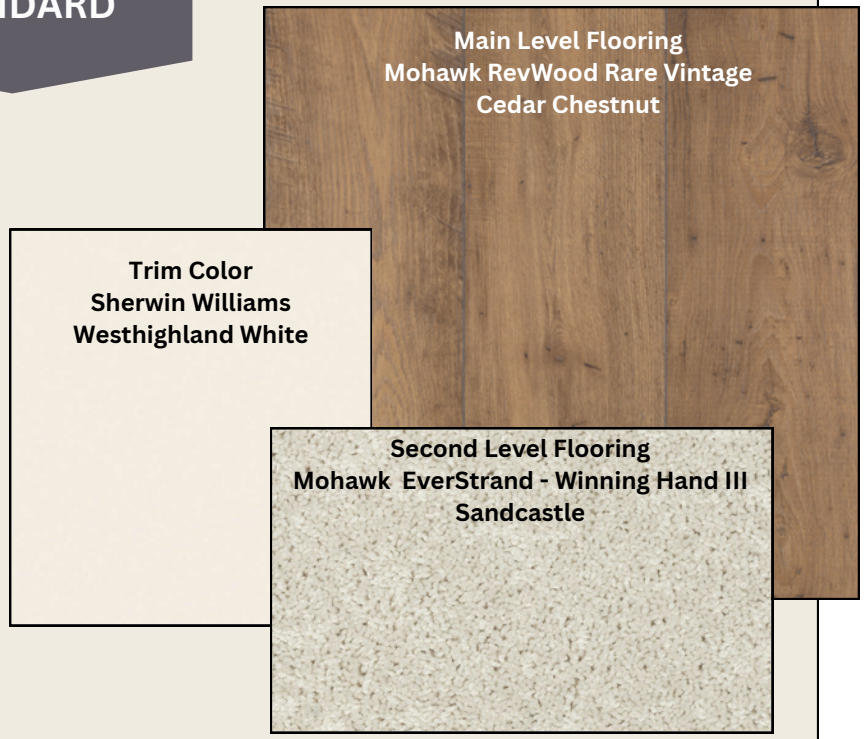
- IntelliFire Plus with ODS Ignition System
- Satin black trim
- Reflective black glass panels multiply the flame appearance
- Flames rise through shimmering Diamond fireglass
- Multicolored LED hearth lighting creates a showpiece even when the unit isn't burning
- Full function remote included



Standard Interior Package: Bright Eyes

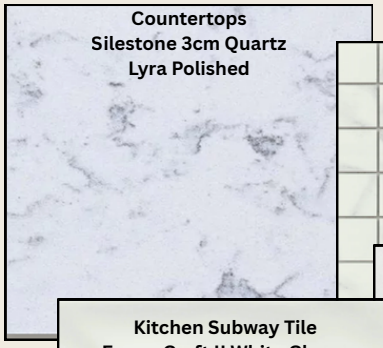
STANDARD

Main Level Flooring
Mohawk RevWood Rare Vintage
Cedar Chestnut



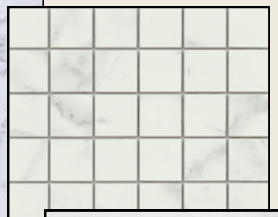
Trim Color
Sherwin Williams
Westhighland White

Second Level Flooring
Mohawk EverStrand - Winning Hand III
Sandcastle

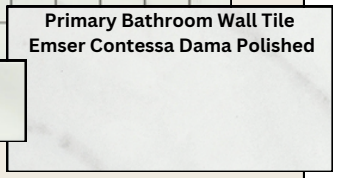


Countertops
Silestone 3cm Quartz
Lyra Polished

Primary Shower Floor Tile
Emser Contessa Mosaic Matte



Primary Bathroom Wall Tile
Emser Contessa Dama Polished



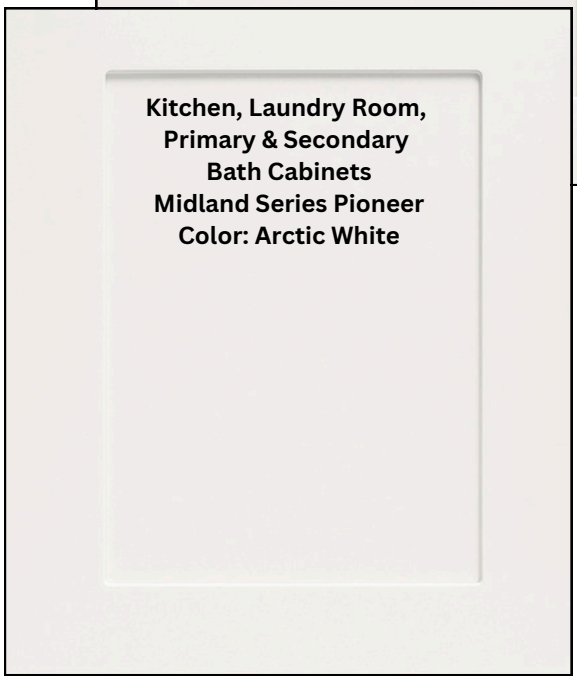
Kitchen Subway Tile
Emser Craft II White Glossy

Wall Color
Sherwin Williams
Greek Villa

Koch Cabinets



Kitchen Cabinets
Midland Series Pioneer
Color: Arctic White



Kitchen, Laundry Room,
Primary & Secondary
Bath Cabinets
Midland Series Pioneer
Color: Arctic White

Standard Interior Package: Nautical Serenity

STANDARD

Main Level Flooring
Mohawk RevWood Rare Vintage
Cedar Chestnut

Trim Color
Sherwin Williams
Westhighland White

Second Level Flooring
Mohawk EverStrand - Winning Hand III
Sandcastle

Countertops
Silestone 3cm Quartz
Lyra Polished

Primary Shower Floor Tile
Emser Contessa Mosaic Matte

Primary Bathroom Wall Tile
Emser Contessa Dama Polished

Kitchen Subway Tile
Emser Craft II White Glossy

Wall Color
Sherwin Williams
Greek Villa

Koch Cabinets

Kitchen Island Cabinets
Midland Series Pioneer
Color: Naval Blue

Kitchen, Laundry Room,
Primary & Secondary
Bath Cabinets
Midland Series Pioneer
Color: Arctic White

Standard Interior Package: Foggy Mist

STANDARD

Main Level Flooring
Mohawk RevWood Rare Vintage
Outerbanks



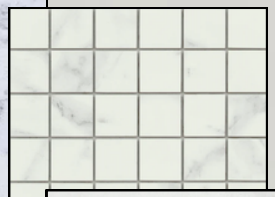
Trim Color
Sherwin Williams
Westhighland White

Second Level Flooring
Mohawk EverStrand - Winning Hand III
Cloudland

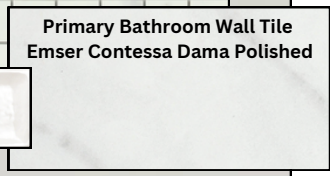
Countertops
Silestone 3cm Quartz
Lyra Polished



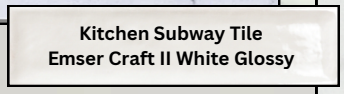
Primary Shower Floor Tile
Emser Contessa Mosaic Matte



Primary Bathroom Wall Tile
Emser Contessa Dama Polished



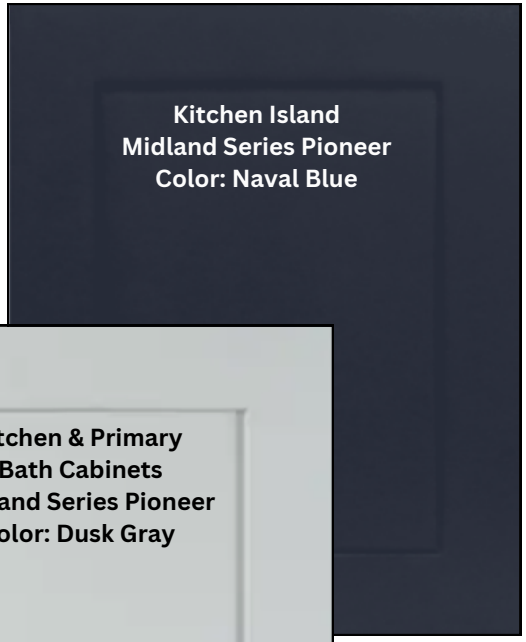
Kitchen Subway Tile
Emser Craft II White Glossy



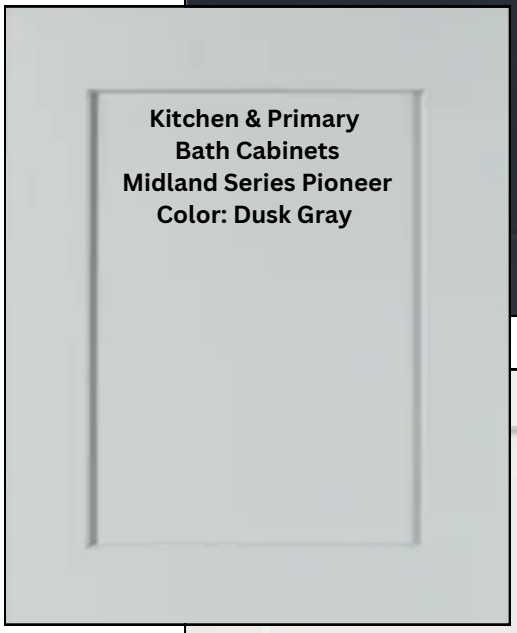
Wall Color
Sherwin Williams
Repose Gray

Koch Cabinets

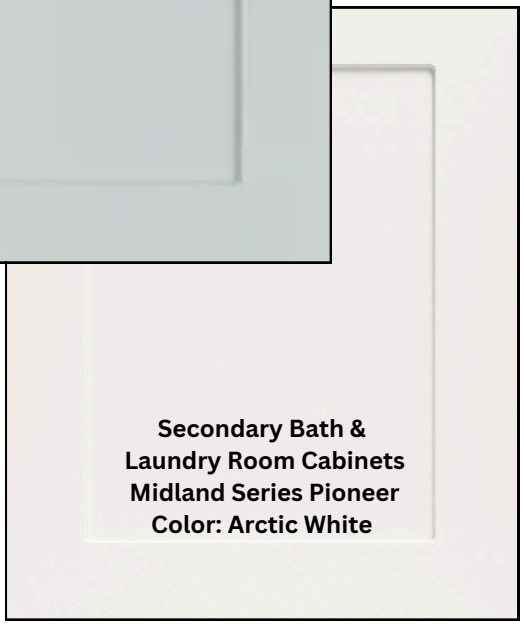
Kitchen Island
Midland Series Pioneer
Color: Naval Blue



Kitchen & Primary
Bath Cabinets
Midland Series Pioneer
Color: Dusk Gray

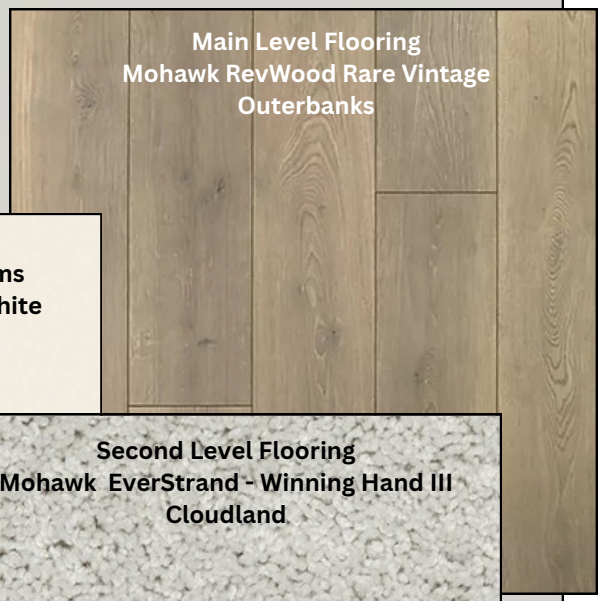


Secondary Bath &
Laundry Room Cabinets
Midland Series Pioneer
Color: Arctic White



Standard Interior Package: Gray Velvet

STANDARD



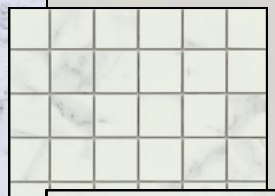
Main Level Flooring
Mohawk RevWood Rare Vintage
Outerbanks

Trim Color
Sherwin Williams
Westhighland White

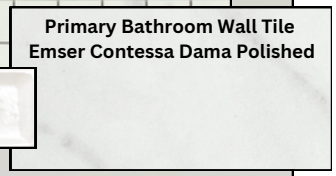
Second Level Flooring
Mohawk EverStrand - Winning Hand III
Cloudland



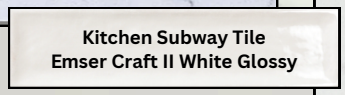
Countertops
Silestone 3cm Quartz
Lyra Polished



Primary Shower Floor Tile
Emser Contessa Mosaic Matte



Primary Bathroom Wall Tile
Emser Contessa Dama Polished



Kitchen Subway Tile
Emser Craft II White Glossy

Wall Color
Sherwin Williams
Repose Gray

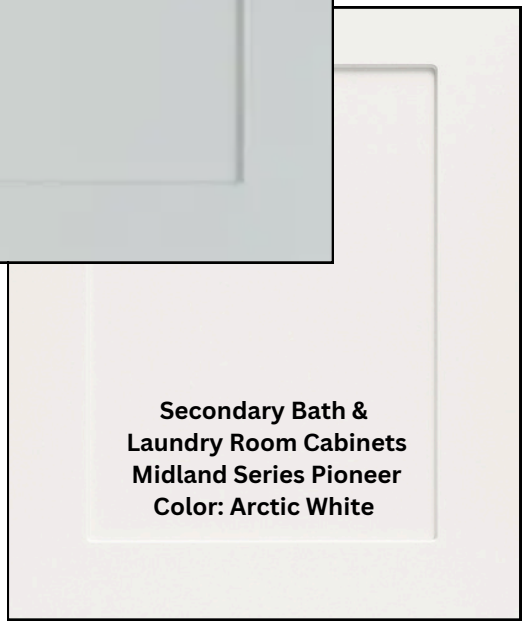
Koch Cabinets



Kitchen Island
Midland Series Pioneer
Color: Dusk Gray



Kitchen &
Primary Bath Cabinets
Midland Series Pioneer
Color: Dusk Gray



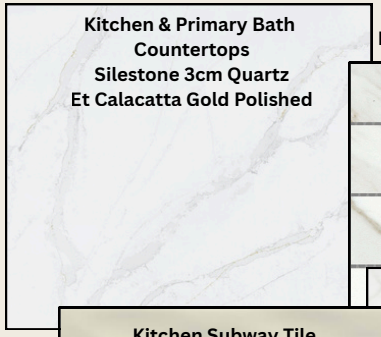
Secondary Bath &
Laundry Room Cabinets
Midland Series Pioneer
Color: Arctic White

Upgrade Interior Package: Elemental

UPGRADE



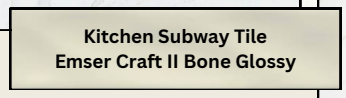
Trim Color
Sherwin Williams
Westhighland White



Primary Shower Floor Tile
Emser Nobleza Lugo Matte



Primary Bathroom Wall Tile
Emser Contessa Oro Polished

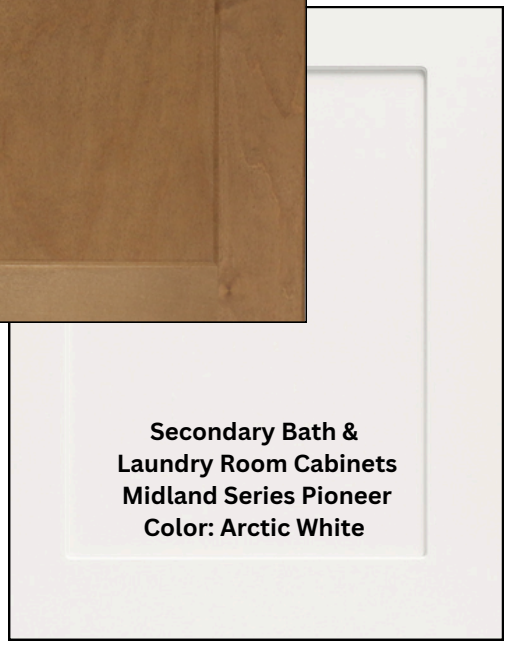


Wall Color
Sherwin Williams
Greek Villa

Koch Cabinets







Upgrade Interior Package: Evergreen

UPGRADE

Main Level Flooring
Mohawk RevWood Rare Vintage
Fawn Chestnut



Trim Color
Sherwin Williams
Westhighland White

Second Level Flooring
Mohawk EverStrand - Winning Hand III
Sandcastle



Kitchen & Primary Bath
Countertops
Silestone 3cm Quartz
Et Calacatta Gold Polished

Primary Shower Floor Tile
Emser Nobleza Lugo Matte



Kitchen Subway Tile
Emser Craft II Bone Glossy

Primary Bathroom Wall Tile
Emser Contessa Oro Polished



Wall Color
Sherwin Williams
Greek Villa

Koch Cabinets

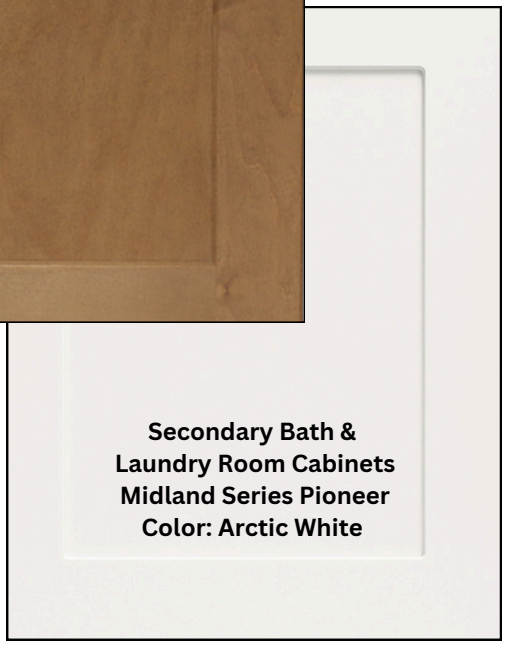
Kitchen Island Cabinets
Express Series Windsor15
Color: Evergreen Fog



Kitchen Perimeter &
Primary Bath Cabinets
Midland Series Pioneer
Color: Cashew

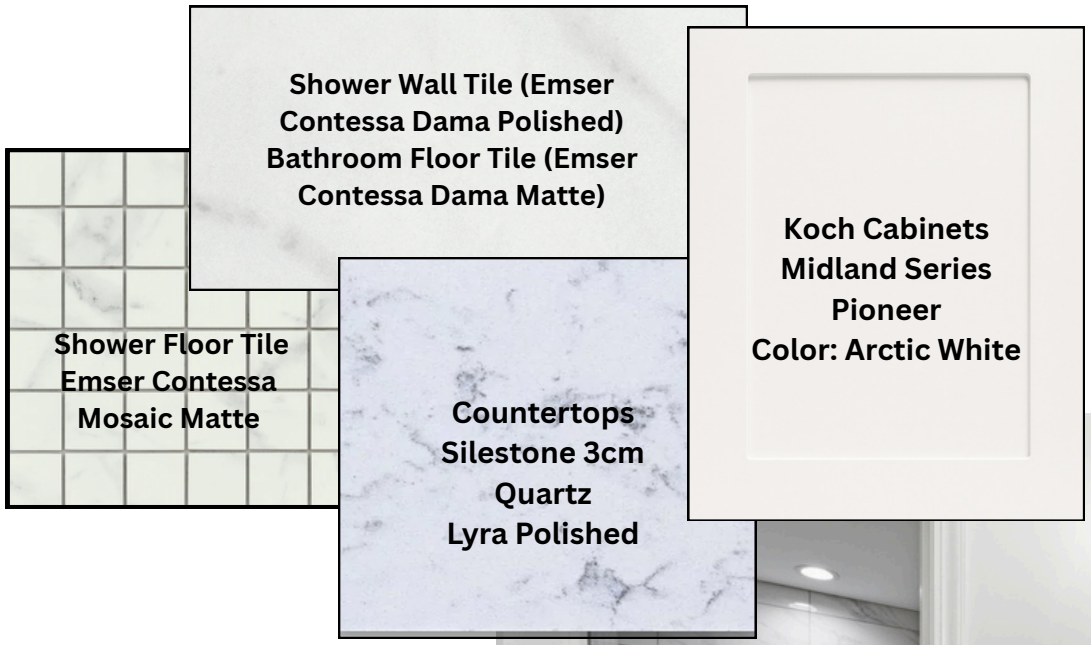


Secondary Bath &
Laundry Room Cabinets
Midland Series Pioneer
Color: Arctic White



Secondary Bath Selections

(Included in All Interior Packages)





Meadows at Pearson Springs
Standard Features

Interior Details

- 9' ceilings on the first floor, 8' ceilings on the second floor, and 9' ceilings in the basement
- High-end smooth wall and ceiling finishes
- White trim with crown molding (main level), cased openings, and window extension jambs (not drywall returns)
- Laminate Mohawk® RevWood flooring in main-level living areas, including powder room, first-level primary bedroom, and basement (except bedroom and mechanical room)
- Tile flooring in bathrooms and laundry rooms
- Stained oak stair treads with painted risers and decorative open metal railing
- Solid wood, 2-panel Shaker-style interior doors with modern matte black hardware
- Matte black light fixtures with discreet recessed can lighting
- Black ceiling fans in the great room, all bedrooms, and back porch
- 5¼" baseboards and 3¼" casing
- Super slide shelving in bedroom closets; walk-in closets in all bedrooms
- Pull-down attic stairs
- Smoke and carbon monoxide detectors
- Anti-scald shower valves
- Gas tankless water heater
- Mohawk® carpet with upgraded 8 lb. padding
- 2" faux wood blinds
- Gas linear fireplace with stone surround and decorative mantle
- Fully insulated garage with finished paint and trim
- 3 cm quartz countertops in the kitchen and full bathrooms
- Utility room with laundry sink, cabinetry, and quartz countertop

Interior Details Con't

- Built-in cubbies at garage entry
- Dimmable lighting in the great room, dining room, kitchen and primary bedroom
- Grout sealing additive for all tiled surfaces
- 15' x 7'-6" walk-in attic storage space with an easy-access, low-clearance door off the flex/4th bedroom
- 24' x 8' decked attic storage with convenient pull-down access

Kitchen Details

- 42" Shaker-style cabinetry with soft-close doors and drawers
- Blanco® granite composite sink
- Matte black faucets and fixtures
- Garbage disposal
- 3 cm quartz countertops with tile backsplash
- Bosch® stainless steel gas range, French door refrigerator, built-in dishwasher, microwave drawer
- Faber® stainless chimney hood vented to the exterior
- Under-cabinet LED lighting

Bathroom Details

- Matte black plumbing fixtures
- Full-height tile in showers and tub surrounds
- Primary bath with double vanity, semi-frameless walk-in shower and widespread sink faucets
- Pedestal sink in powder room with beveled mirror and lighting
- Framed vanity mirrors
- Kohler® 17" comfort height toilets and sinks
- Vented exhaust fans in all bathrooms

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Meadows at Pearson Springs
Standard Features

Exterior Details

- JamesHardie® ColorPlus® lap siding and board & batten
- Picture-framed double driveway to curb
- Covered patio or Trex® deck (per homesite)
- Atlas Scotchgard™ designer shingles with 3M® algae protection
- Low-E vinyl double-pane windows with tilt sash and insulated glass
- Upgraded fiberglass front door with 4-panel window
- Black insulated garage door with glass inserts
- Two exterior water spigots and two grounded weatherproof outlets
- TYVEK® house wrap
- Deluxe landscaping with fully sodded homesites
- Termite prevention treatment
- Ridge and soffit ventilation
- Gutters and downspouts with underground drain piping
- Fully irrigated yard (per plan)
- Open rail flat-top aluminum fencing on homesites that will accommodate; fence dimensions determined by individual lot size.
- Exterior walls sealed for insect and air infiltration prevention
- Stone accent detailing
- Two garage door soffit lights

Smart Home Features

- Structured wiring panel
- Security/Automation system with motion sensor and three wireless door contacts
- Mobile app available through SafeT Systems & Alarm.com
- See how it works: https://alarmcom.showpad.com/share/LNBfRDY0lrkulpT2aspej
- Pre-wired for streaming in the primary bedroom, living room, second-level flex room, basement living room & basement media room
- Honeywell® Wi-Fi enabled thermostat
- Kwikset® 916 SmartCode electronic deadbolt with Z-Wave technology
- Smart garage door opener with built-in camera, two remotes, and keypad entry
- Bosch® Home Connect appliance app compatibility
- Rinnai® Central app for Bluetooth connectivity to tankless water heater

Additional Features

- One-year builder limited warranty, two-year QBW systems warranty, and ten-year structural warranty
- Lennox® 14 SEER high-efficiency HVAC with natural gas heating
- Professionally engineered insulation: R-38 ceilings, R-13 walls
- Oriented strand board (OSB) sheathing for superior structural integrity

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QUALITY BUILDERS WARRANTY



Home Development Inc is a member of the nation's most selective new home warranty program, Quality Builders Warranty. They have passed QBW's strict screening standards and are recognized as a "Builder of Integrity."

QBW's warranty is backed by Liberty Mutual, so you can rest peacefully in your new home.

QUALITY BUILDERS WARRANTY | HDI

Visit qbwc.com/homebuyer *to learn more about benefits available to you.*

Visit libertymutual.com/qbw for **INSURANCE DISCOUNTS** *or call 800-786-6558*
Use group code 4160

BACKED BY Liberty Mutual. INSURANCE

We Build HOME.

HDI is a locally owned and operated builder in East Tennessee. We take great pride in constructing homes that don't cut corners because we believe in creating spaces that truly stand the test of time.

Let us build yours.

HDI

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