



## 476 Mollie Meadow Drive

**\$1,250,000**

**1 Elevations Available**

**BEDROOMS:** 4

**BATHS:** 3 full, 1 half

**SQFT:** 3,472

**COMMUNITY:** Cattail

**FLOOR PLAN:** Brinkley

**For a limited time, we're offering an exclusive incentive on this home: Receive up to \$30,000 to use your way—whether it's toward a rate buydown, closing costs, design upgrades, or even a \$5,000 reduction in the purchase price. Experience the luxury, quality, and craftsmanship that Homes by Dickerson is known for. To qualify, buyer must use our preferred lender and attorney. Terms and conditions apply. Contact us today to learn more!**

Set on a picturesque lakeview homesite, the Brinkley plan offers the perfect blend of spacious design and effortless indoor-outdoor living. A welcoming foyer leads to the formal dining room and opens into a generous family room with triple sliding doors that extend the living space onto a screened porch—ideal for soaking in Cattail's scenic surroundings. The open kitchen features additional dining space and connects to a built-in outdoor kitchen, perfect for entertaining. The main-level primary suite includes a luxurious bath with a freestanding tub and a separate shower. Upstairs, you'll find additional bedrooms, a large rec room, and an unfinished storage area. A three-car garage adds convenience and flexibility to this thoughtfully



Exterior Rendering

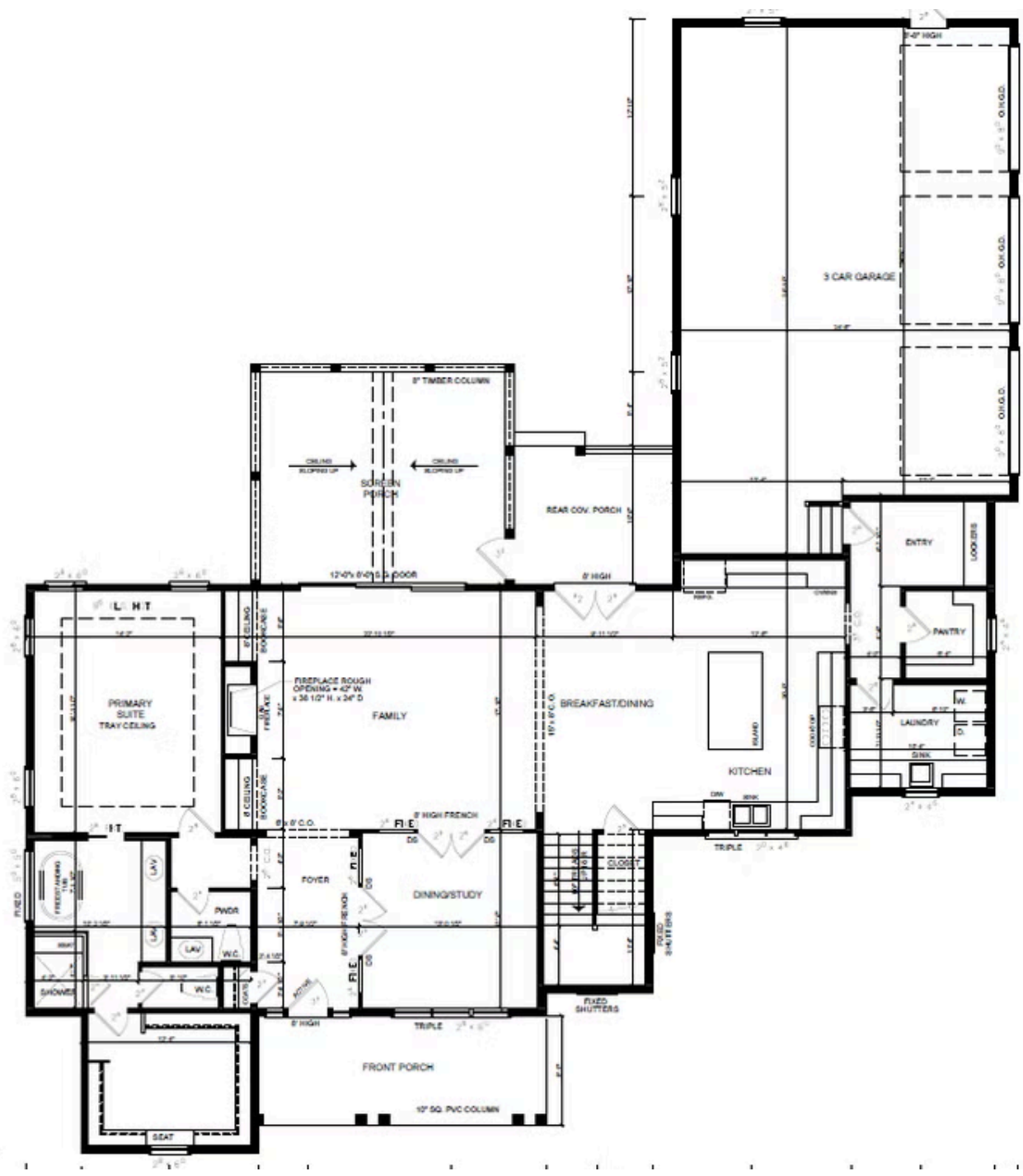


Completed Home Example



Completed Home Example

First Floor





Second Floor

