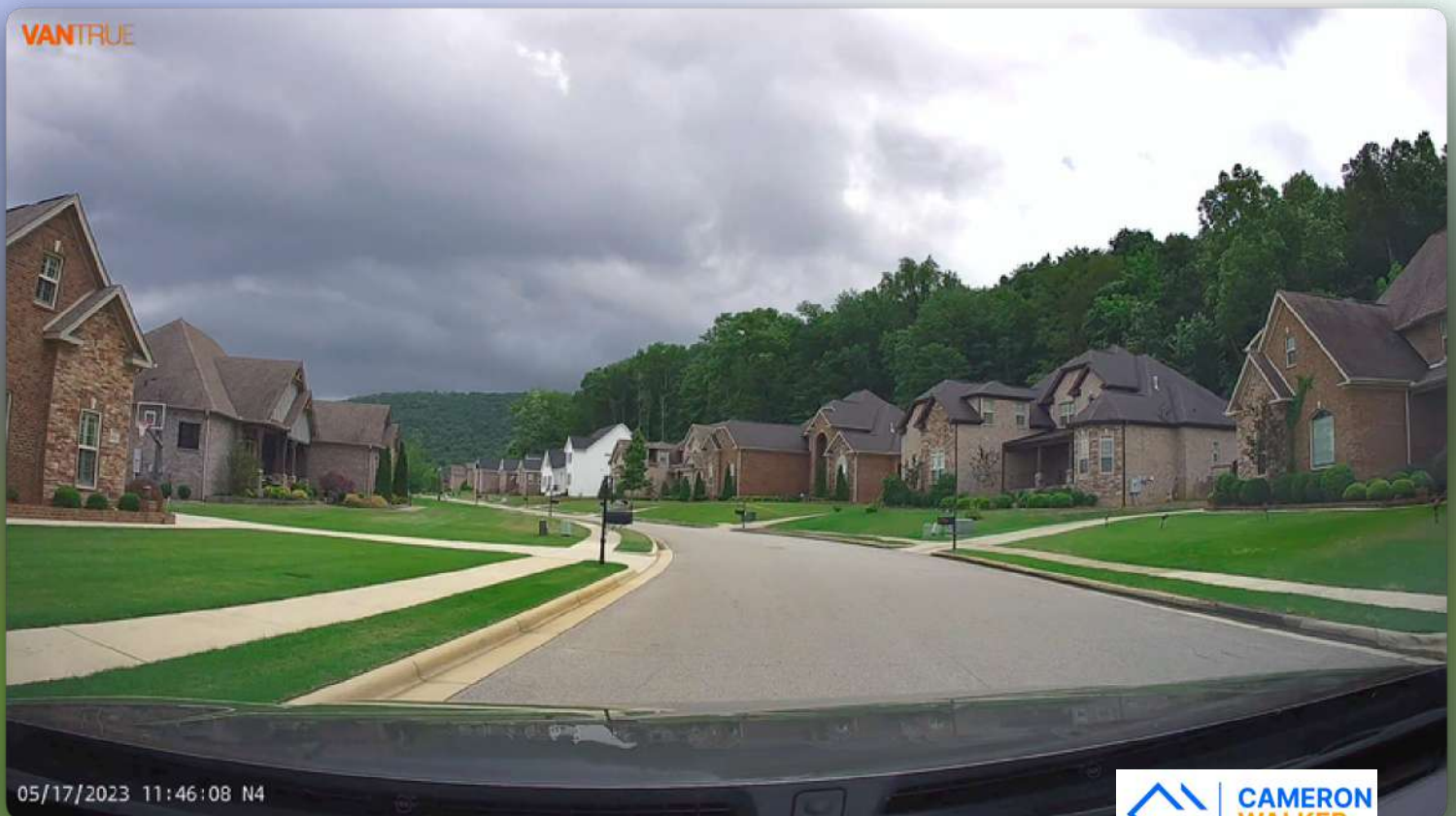


The Meadows: A Premier Owens Cross Roads Community

The Meadows presents a distinct value proposition for homebuyers seeking a blend of natural scenery, modern housing, and community-focused living. Located within the highly desirable Hampton Cove area of Owens Cross Roads, the neighborhood is a primary choice for those drawn to its scenic setting at the foot of the Appalachian Mountains. The community's appeal is rooted in its ability to provide a tranquil, suburban atmosphere without sacrificing convenient access to the economic and cultural centers of Huntsville.

Residents are often attracted to the neighborhood for its well-designed layout and high-quality amenities, which include a clubhouse, a large swimming pool, and private fishing lakes. The combination of spacious, newer homes with beautiful mountain views and a robust set of community features makes The Meadows a standout option.



What's the Market Like in The Meadows

The real estate market in The Meadows neighborhood of Owens Cross Roads reflects a competitive and active environment. The following table provides a snapshot of key housing market indicators for the area.

Metric	Value
Median Sale Price	\$589,300
Median Price per Sq. Ft.	\$202
Median Days on Market	100 Days
Sale-to-List Price Ratio	99.71%
Percentage of Homes Sold Above List Price	16.3% (Owens Cross Roads)

Current market conditions in the broader Owens Cross Roads area can be described as active, with a significant percentage of homes selling for more than their initial asking price. A sale-to-list price ratio near 100% indicates that properties are typically selling very close to their listed value.

Cost of Living

The affordability of The Meadows in Owens Cross Roads is a significant draw. The overall cost of living in Owens Cross Roads is approximately 13% lower than the national average, with housing being the most significant factor at 39% below the national average.

Here is a breakdown of key cost of living categories, indexed against the national average of 100:

- **Housing:** 61
- **Utilities:** 90
- **Groceries:** 100
- **Transportation:** 97
- **Healthcare:** 91

The median household income for the 35763 zip code is \$125,356, which is substantially higher than the city and county averages. The property tax rate in Owens Cross Roads is \$4.05 for each \$100 of assessed value.

An In-Depth Review of the Local School System

The public schools serving The Meadows are part of the Huntsville City Schools district. The schools are generally well-regarded and offer a range of academic and extracurricular programs.

Hampton Cove Elementary School

- **Overall Niche Grade:** A-
- **State Ranking:** #154 of 721 in Best Public Elementary Schools in Alabama.
- **Proficiency:** 80% of students are at least proficient in reading, and 58% are at least proficient in math.

Hampton Cove Middle School

- **Overall Niche Grade:** A-
- **Programs:** Offers a variety of sports and clubs for student involvement.

Huntsville High School

- **Overall Niche Grade:** A
- **State Ranking:** #23 of 374 in Best Public High Schools in Alabama.
- **College Readiness:** The school has strong academic programs, with an average ACT score of 26 and an average SAT score of 1180.
- **Graduation Rate:** The graduation rate is 94%.
- **Athletics and Activities:** The school has a robust athletics program, earning an A grade from Niche, and offers a wide array of clubs and activities.

It is important for prospective homebuyers to verify school zoning for any specific address using the official Huntsville City Schools zoning tool, as boundaries can and do change.

Life in The Meadows

Snapshot

The Meadows is a well-regarded community in Owens Cross Roads, offering a suburban feel with convenient access to the amenities of the greater Huntsville area. The neighborhood is known for its newer homes, scenic mountain views, and community-oriented atmosphere.

Real Estate Landscape

The housing stock in The Meadows consists primarily of single-household homes, many of which feature modern architectural styles. Homes in the neighborhood typically range in size from approximately 2,800 to over 3,800 square feet. Price points generally fall between the low \$500,000s and can exceed \$800,000. Lot sizes are consistent with modern suburban development, providing adequate yard space for outdoor activities.

Lifestyle & Amenities

Life in The Meadows offers a blend of tranquility and activity. The community atmosphere is supported by a range of amenities designed to foster interaction and recreation. Key features include a clubhouse, a junior Olympic-sized swimming pool, and fishing lakes. The neighborhood's location provides straightforward access to nearby shopping and dining options, including those in the Hampton Cove area. For outdoor enthusiasts, the access to Hays Nature Preserve and Monte Sano State Park is a significant advantage.

Educational Zoning

The Meadows is currently zoned for the following Huntsville City Schools:

- **Elementary School:** Hampton Cove Elementary School
- **Middle School:** Hampton Cove Middle School
- **High School:** Huntsville High School

Homebuyers must confirm the school zoning for any specific property address directly with the Huntsville City Schools district.

Commuter's Index

Estimated commute times from The Meadows to key regional destinations during typical traffic are as follows:

- **Redstone Arsenal:** 30-35 minutes
- **Cummings Research Park:** 30-35 minutes
- **Huntsville International Airport:** 30-35 minutes
- **Downtown Huntsville:** 20-25 minutes

Homeowner's Association (HOA) Insights

A mandatory homeowner's association is present in The Meadows. The HOA maintains the common areas and amenities, including the clubhouse, pool, and lakes. The specific annual or monthly fee can vary, and prospective buyers should obtain the current fee structure and a copy of the covenants and restrictions for review.

Disclaimer: The information contained in this report is based on publicly available data and is subject to change. All critical information, including but not limited to school zoning, HOA fees, and property taxes, should be independently verified by the homebuyer.