

# Mallard Landing

Davidson Homes in Athens, AL

Welcome to Mallard Landing – one of Athens’ most exciting communities brought to you by Davidson Homes! Our stunning single-family residences offer a perfect blend of comfort and style, with each home carefully designed to exceed your expectations.

## Features

Granite countertops  
Tile backsplash  
USDA eligible

## Local Schools

Limestone County School ...  
Creekside Elementary  
East Limestone High

## Utilities

Electric: Athens Utilities  
Water: Limestone County ...



New Homes

06

Floor Plans

10

Homes from the

\$240s

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Mallard Landing in Athens, AL

## Quick Move-In Homes

Mike Styles  
Call (256) 900-1424



LIMITED TIME

Save **25%** on  
Design Upgrades!

PLUS, ENJOY  
**\$5,000\***  
TO USE AS YOU CHOOSE!

LEARN MORE →

\*See link for terms/conditions.

UPDATED  
**05/19/2024**

HOMES  
**06**

COMMUNITY ADDRESS  
**27498 McKenna Drive**



**\$267,941**

**3 Beds 2 Baths 1,484 Sq Ft**

27250 McKenna Drive | #25

The Asheville C Plan



**\$284,900**

**3 Beds 2 Baths 1,620 Sq Ft**

27262 McKenna Drive | #24

The Franklin C Plan

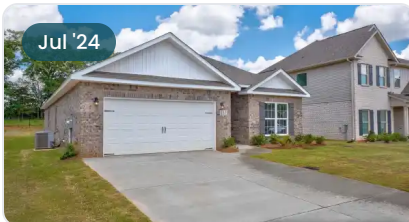


**\$289,900**

**3 Beds 2 Baths 1,620 Sq Ft**

27336 McKenna Drive | #17

The Franklin C Plan



**\$319,900**

**4 Beds 3 Baths 2,136 Sq Ft**

27303 McKenna Drive | #39

The Everett Plan



**\$315,641**

**4 Beds 2 Baths 1,964 Sq Ft**

27324 McKenna Drive | #18

The Daphne D Plan



**\$328,497**

**4 Beds 3 Baths 2,136 Sq Ft**

27249 McKenna Drive | #35

The Everett B Plan







Mallard Landing in Athens, AL

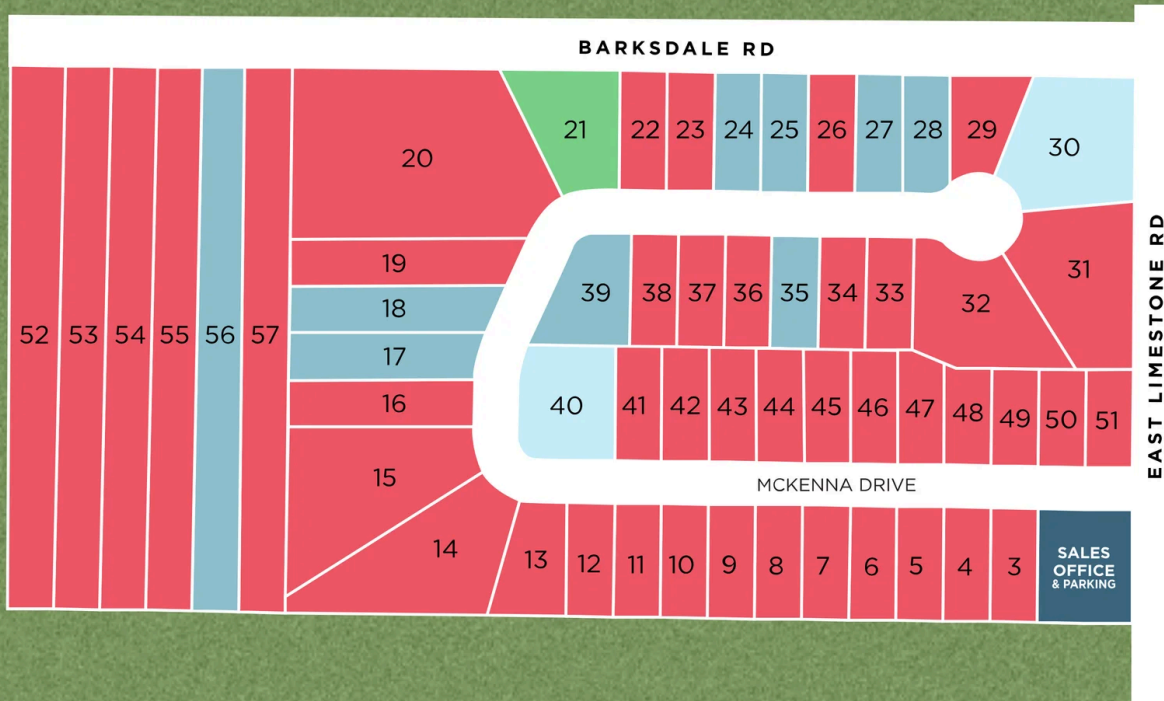
## Community Homesite Map

Mike Styles  
Call (256) 900-1424



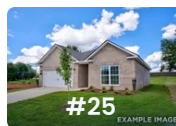
# MALLARD LANDING

Athens, Alabama

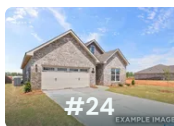


- QUICK MOVE-IN
- COMING SOON
- AVAILABLE
- SOLD

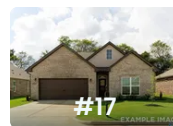
## Featured Homes for Sale



**The Asheville C**  
27250 Mckenna Drive  
**\$267,941**



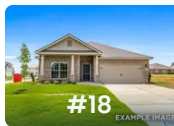
**The Franklin C**  
27262 Mckenna Drive  
**\$284,900**



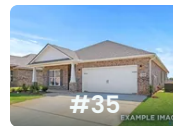
**The Franklin C**  
27336 Mckenna Drive  
**\$289,900**



**The Everett**  
27303 Mckenna Drive  
**\$319,900**



**The Daphne D**  
27324 Mckenna Drive  
**\$315,641**



**The Everett B**  
27249 Mckenna Drive  
**\$328,497**





Mallard Landing in Athens, AL

Call (256) 900-1424  
DAVIDSONHOMES.COM

## The Butler



### Description

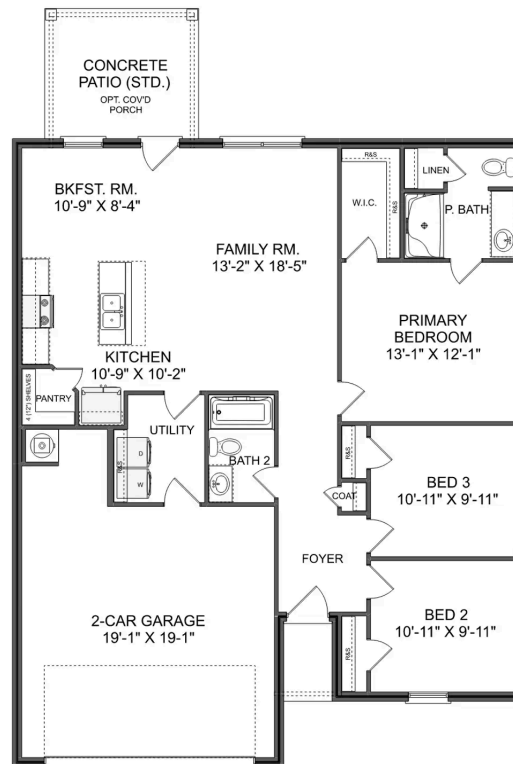
"The Butler" is a gracefully designed 1,299 square foot floor plan, blending comfort with efficiency. Its open floor plan unites the living, dining, and kitchen areas, creating an inviting space ideal for family life and entertaining.

BEDS  
**3**

BATHS  
**2**

SQ FT  
**1,299**

PARKING  
**2**



THE BUTLER A MAIN FLOOR





# The Asheville

## Exterior Options

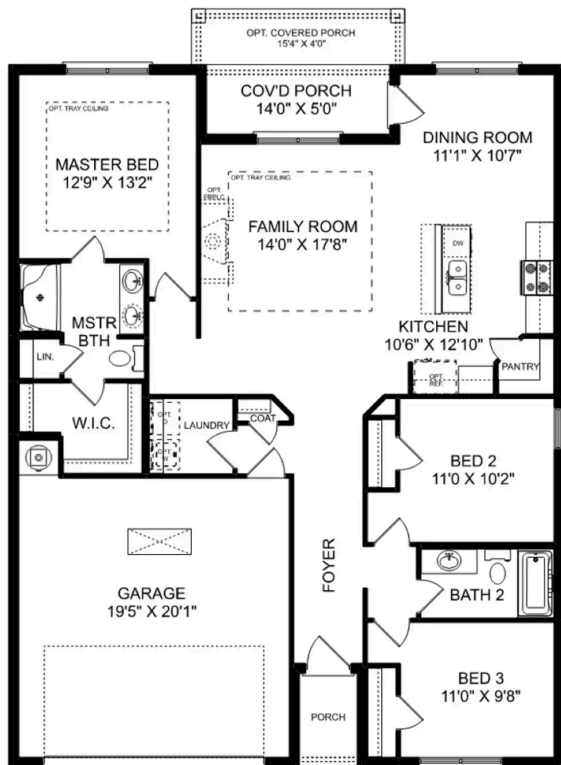


**BEDS**  
**3**

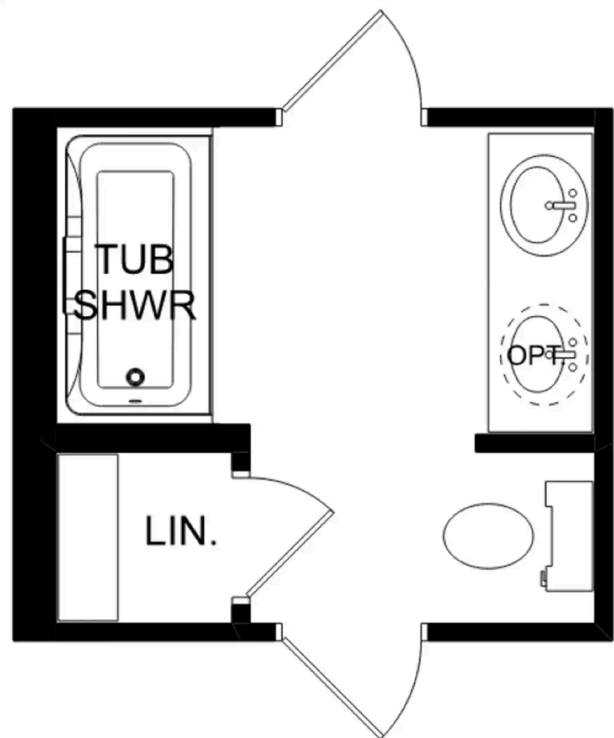
**BATHS**  
**2**

**SQ FT**  
**1,484**

**PARKING**  
**2**



**THE ASHEVILLE**



**THE ASHEVILLE OPTIONS**



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## The Franklin



### Exterior Options

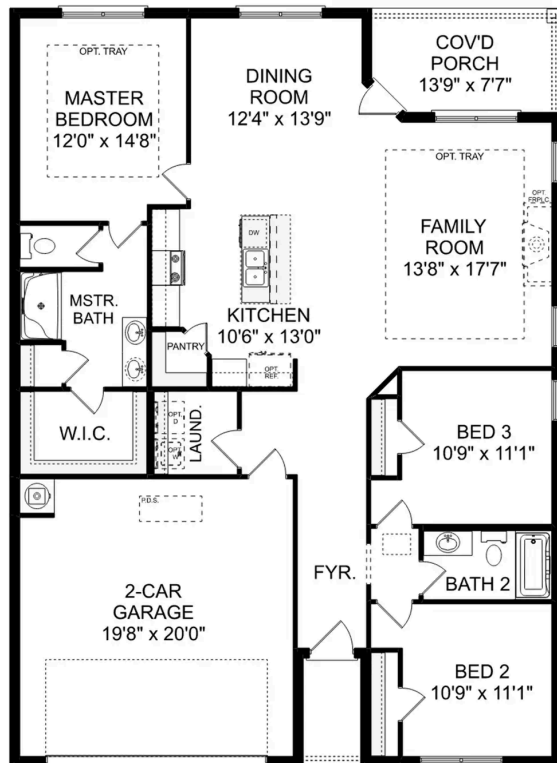


**BEDS**  
**3**

**BATHS**  
**2**

**SQ FT**  
**1,620**

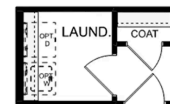
**PARKING**  
**2**



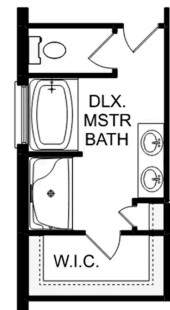
**THE FRANKLIN**



OPT. DROP ZONE



OPT. COAT CLOSET



OPT. DELUXE MASTER BATH

**THE FRANKLIN OPTIONS**

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# The Daphne C

## Exterior Options

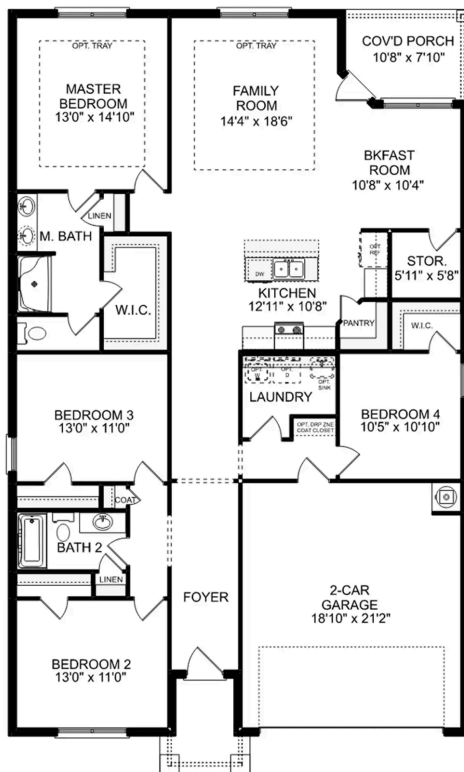


**BEDS**  
**4**

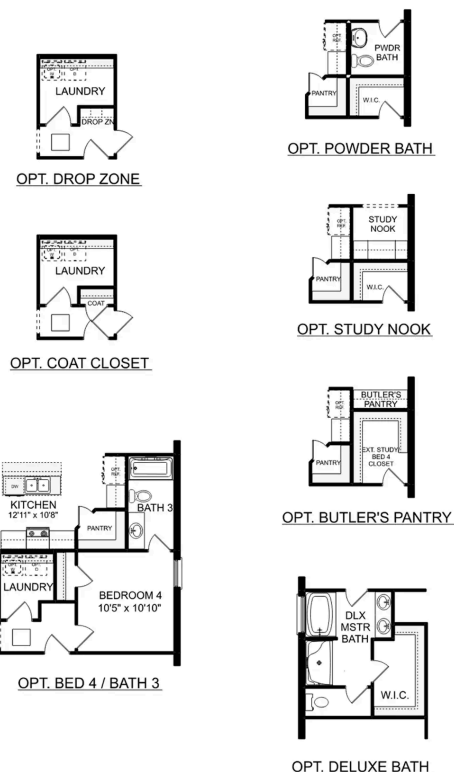
**BATHS**  
**2**

**SQ FT**  
**1,964**

**PARKING**  
**2**



**THE DAPHNE C**



**THE DAPHNE C OPTIONS**



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## The Everett

### Exterior Options

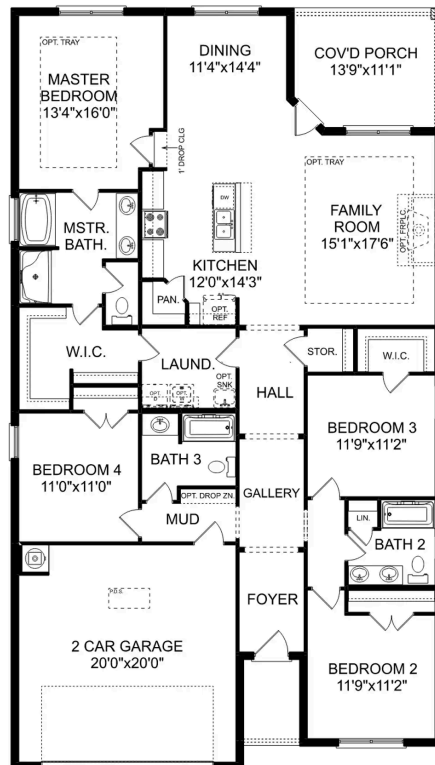


BEDS  
**4**

BATHS  
**3**

SQ FT  
**2,136**

PARKING  
**2**



THE EVERETT







## Mallard Landing in Athens, AL

**Call (256) 900-1424**  
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# The Shelby A



## BEDS

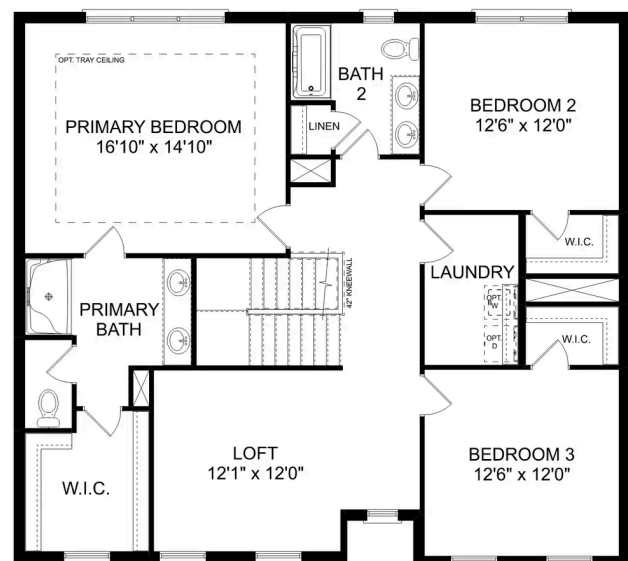
## BATHS

SQ FT  
**2,452**

## PARKING



## MAIN FLOOR



## UPPER FLOOR



## The Shelby A

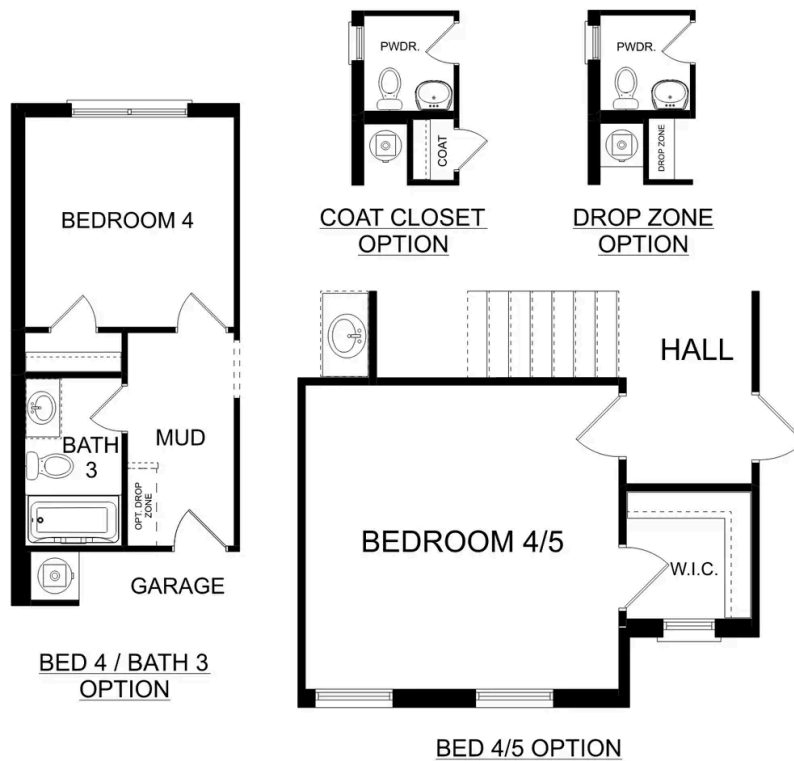
The Shelby welcomes you into a modern, open space, complete with a formal dining room and study. The kitchen overlooks an open-concept family room. The second floor features a spacious master bedroom with a large walk-in closet and master bath along with two additional bedrooms with ample walk-in closets of their own.

BEDS  
**3**

BATHS  
**2.5**

SQ FT  
**2,452**

GARAGE  
**2**



**PLAN OPTIONS**



# The Charleston C

## Exterior Options

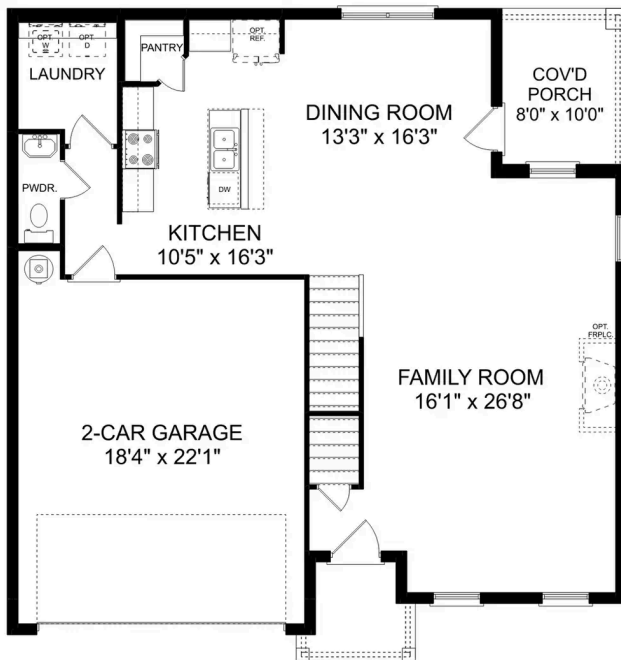


**BEDS**  
**4**

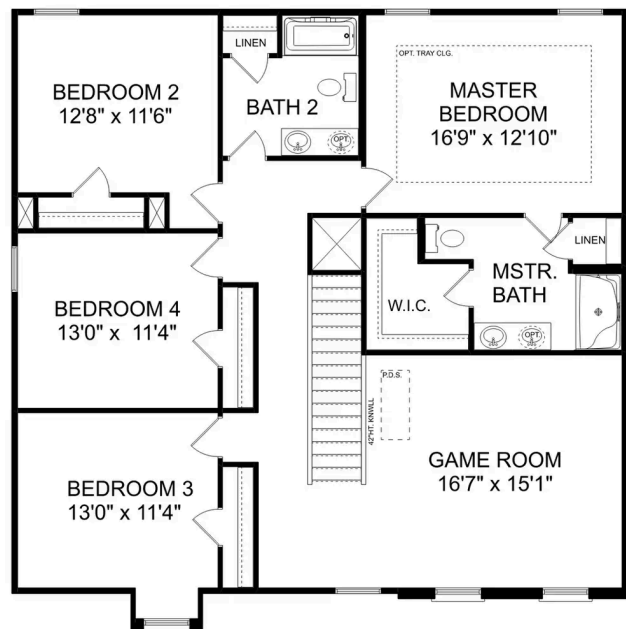
**BATHS**  
**2.5**

**SQ FT**  
**2,504**

**PARKING**  
**2**



THE CHARLESTON C MAIN FLOOR



THE CHARLESTON C UPPER FLOOR

## The Charleston C

The sky's the limit with The Charleston's two-story layout and massive bonus room. Inside the home's brick exterior, the open-concept kitchen overlooks the huge family room. The Master Suite offers you a personal retreat – complete with large walk-in closet. Whether you're looking for a game room or a fifth bedroom, the upstairs bonus room gives you all the flexibility you need.

Make it your own with The Charleston's flexible floor plan, featuring custom bathroom options and more. Just know that offerings vary by location, so please discuss our standard features and upgrade options with your community's agent.

BEDS  
**4**

BATHS  
**2.5**

SQ FT  
**2,504**

GARAGE  
**2**



THE CHARLESTON C OPTIONS



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# The Chelsea A

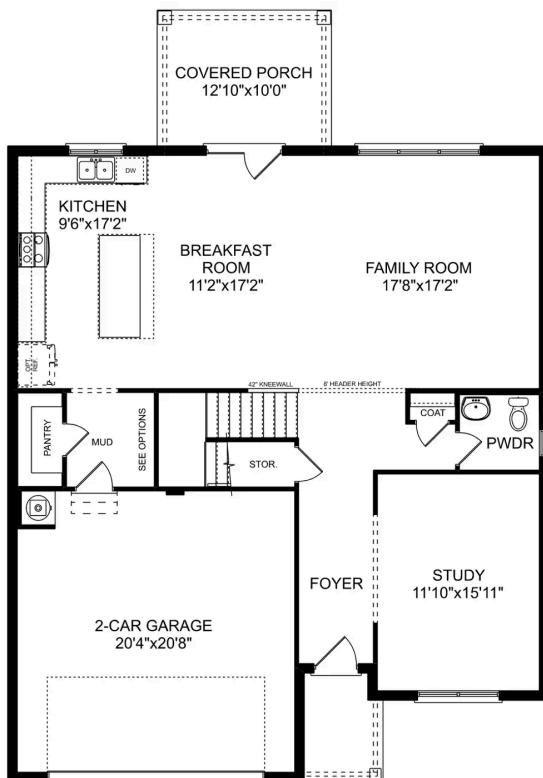


## BEDS

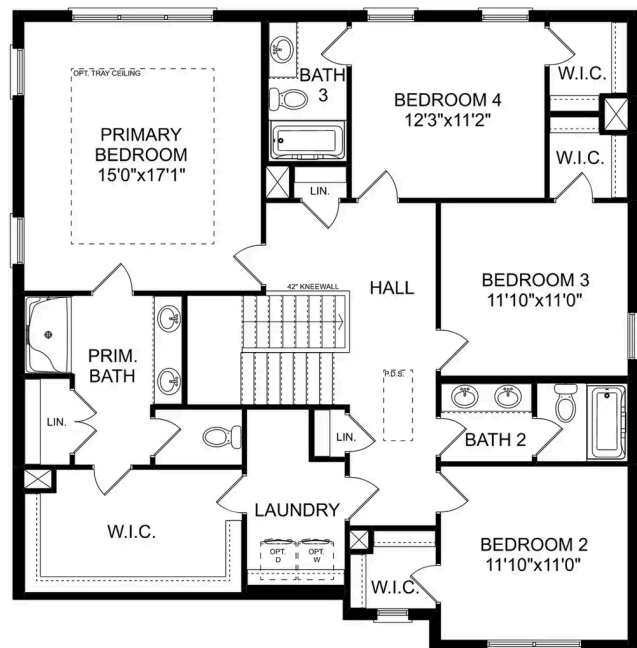
## BATHS

SQ FT  
**2,769**

## PARKING



## MAIN FLOOR



## UPPER FLOOR





## The Chelsea A

The Chelsea's windows fill the open floor plan with natural light, welcoming you into this charming home. The kitchen showcases ample counterspace, overlooking the breakfast and family room. A large study on the first floor offers potential, and the home's second floor features four bedrooms, each with plenty of closet space. The master bedroom is separate from the other bedrooms for added privacy, and the fourth bedroom features its own private bath.

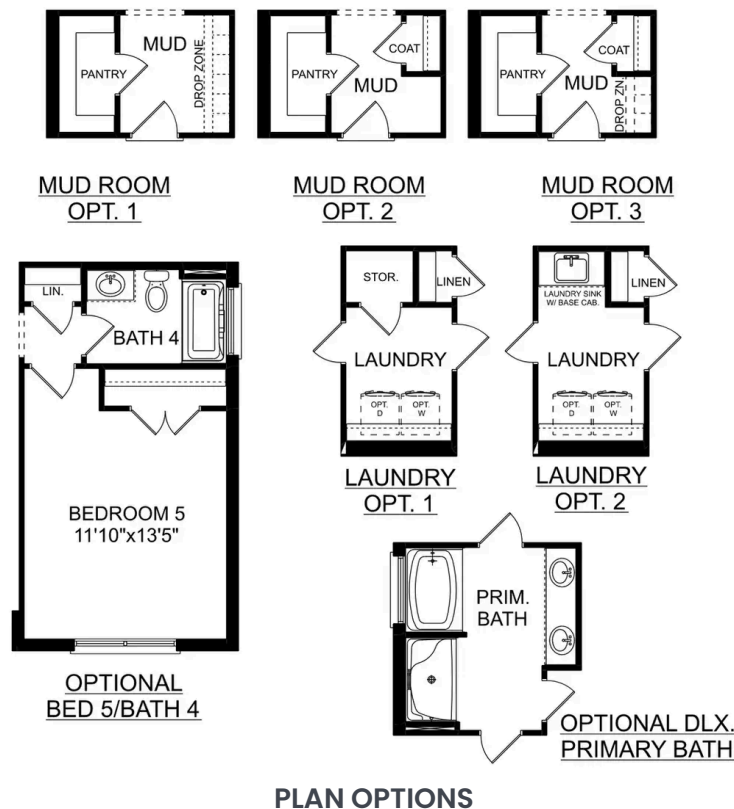
Make it your own with The Chelsea's flexible floor plan. Offerings vary by location, so please discuss your options with your community's agent.

BEDS  
**4**

BATHS  
**3.5**

SQ FT  
**2,769**

GARAGE  
**2**



# The Savannah C



## Description

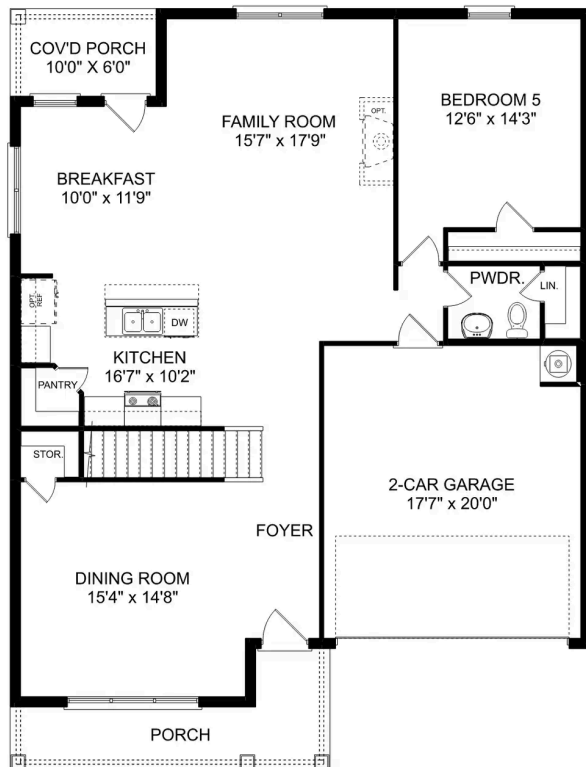
This home has it all. A fantastic value, The Savannah's open-concept floor plan is state-of-the-art. The kitchen is fully stocked with stainless-steel appliances, gorgeous countertops and a walk-in pantry, while the family room is perfect for entertaining.

**BEDS**  
**5**

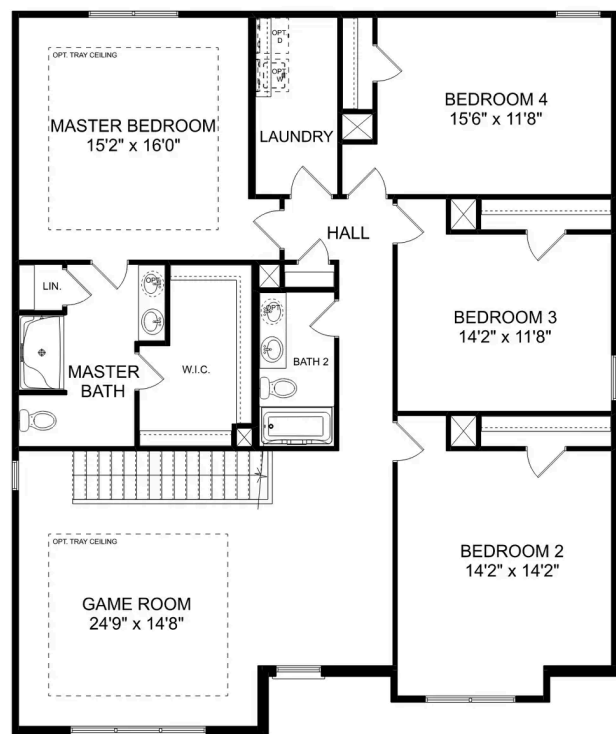
**BATHS**  
**2.5**

**SQ FT**  
**3,167**

**PARKING**  
**2**



**THE SAVANNAH C MAIN FLOOR**



**THE SAVANNAH C UPPER FLOOR**

## The Savannah C

This home has it all. A fantastic value, The Savannah's open-concept floor plan is state-of-the-art. The kitchen is fully stocked with stainless-steel appliances, gorgeous countertops and a walk-in pantry, while the family room is perfect for entertaining. Four upstairs bedrooms offer a sense of space and security, and an optional fifth bedroom on the first floor makes it perfect for multi-generational families.

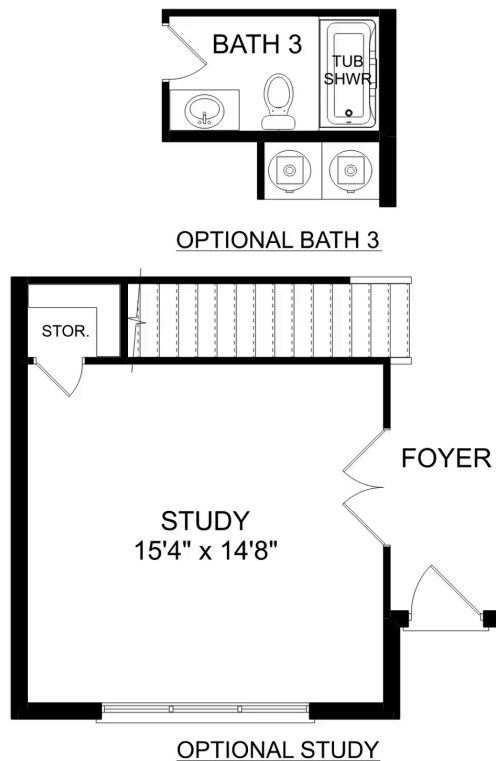
The massive, upstairs game room offers plenty of flex-space, and the covered porch offers a quiet escape from the action. Make it your own with The Savannah's flexible floor plan: from an additional bathroom to a new study, it's your choice. Just know that offerings vary by location, so please discuss our... standard features and upgrade options with your community's agent.

BEDS  
**5**

BATHS  
**2.5**

SQ FT  
**3,167**

GARAGE  
**2**



THE SAVANNAH C OPTIONS



# The Richmond C

## Exterior Options

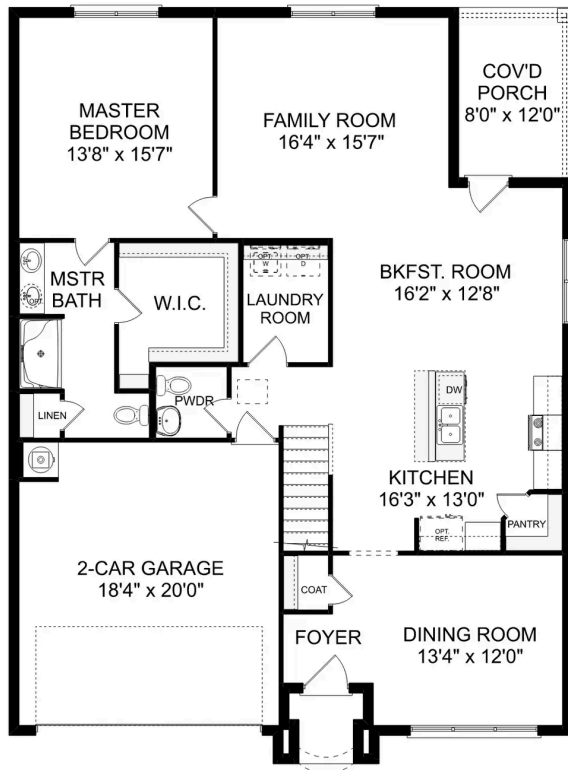


**BEDS**  
**5**

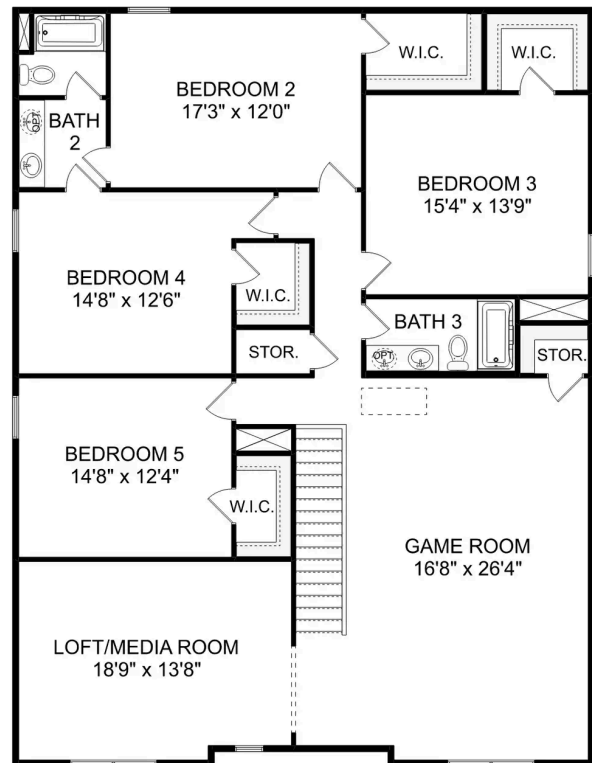
**BATHS**  
**3.5**

**SQ FT**  
**3,564**

**PARKING**  
**2**



**THE RICHMOND C MAIN FLOOR**



**THE RICHMOND C UPPER FLOOR**

## The Richmond C

Starring five bedrooms and plenty of space, The Richmond features a sprawling layout! Enter the foyer and discover the elegant dining room to the left. The home quickly expands into an open-concept living space, as the charming kitchen overlooks the breakfast nook and family room. Continue through to the Master Suite, featuring a huge walk-in closet.

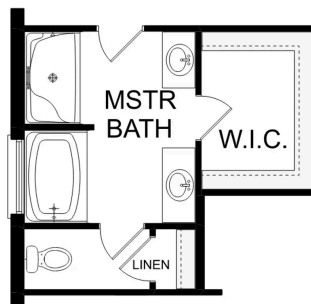
Upstairs, the plan features four more bedrooms, in addition to a game room and media room. Whether you're looking for a home theater or a home gym, The Richmond offers all the space you need.

BEDS  
**5**

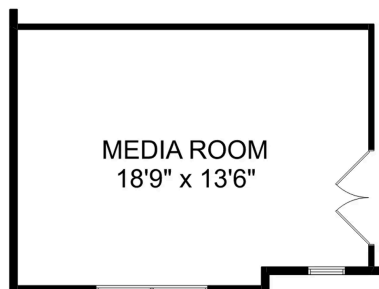
BATHS  
**3.5**

SQ FT  
**3,564**

GARAGE  
**2**



OPTIONAL DELUXE  
MASTER BATH



OPTIONAL  
MEDIA ROOM

### THE RICHMOND C OPTIONS