



• Owenby •

A NEW BEGINNING IN A TIMELESS SETTING

THE IDEAL BLEND OF LUXURY AND LEISURE

Welcome home to Owenby! Set three miles from the vibrancy and quaintness of Downtown Woodstock, that same distinctive spirit is imaginatively reflected on the scenic sidewalk-lined streets of this stunning 55 & Better community. 53 inviting homes mark the exciting premiere of beautiful new floor plans that showcase a mix of Craftsman-inspired elevations blended with front and alley-fed driveways. Owenby beautifully exemplifies Windsong's dedication to realizing interior living spaces that are intentionally engineered for the active adult homebuyer. From luxury appointments to entertainment-friendly open concepts, every element is carefully selected to enhance your lifestyle. The same holds true for outdoor living spaces, like rocking chair front porches and courtyard patios.



A BEAUTIFUL BACKDROP TO A BEAUTIFUL LIFE



Get set to entertain by exploring a wide variety of culinary styles in your chef-inspired kitchen



STAKE YOUR CLAIM ON THE GOOD LIFE



Active adult residents will reap the many rewards of low maintenance living - providing more time to enjoy the good life, both inside Owenby and out in the exceptional area that surrounds this Cherokee County treasure.



A tribute to serenity, begin and end each day in your spa-inspired bath

Personalize the look and feel of your new Owenby home during Windsong's Design Center experience



AT THE HEART OF THE COMMUNITY

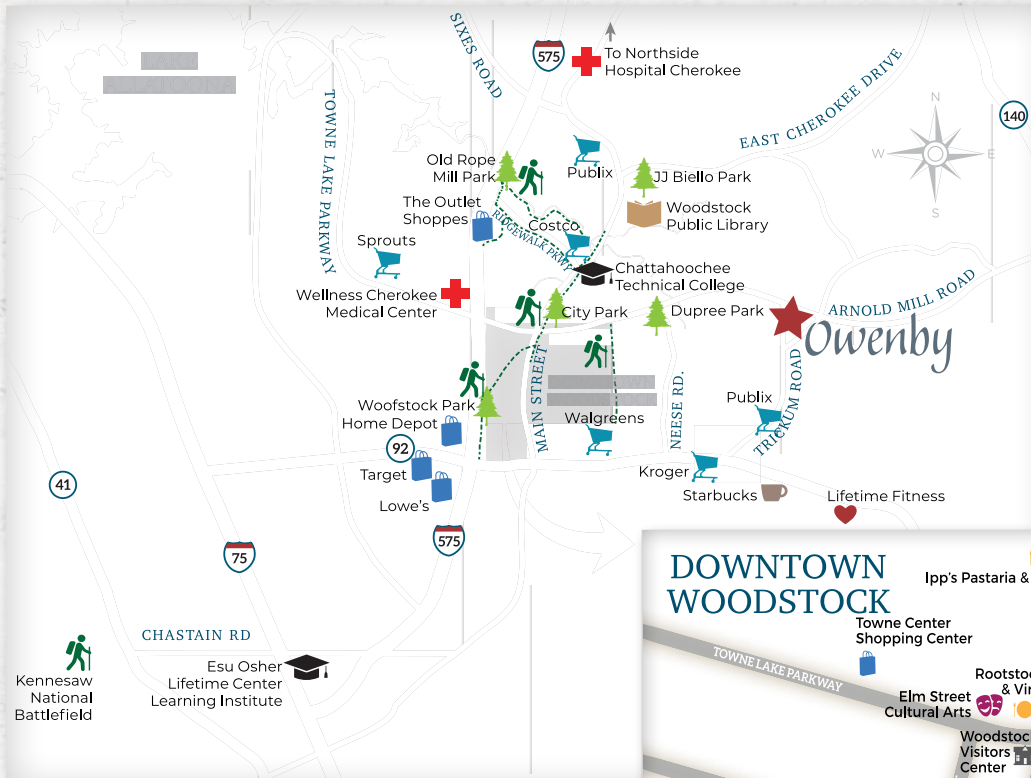
Infused with charming English cottage influences, Owenby's clubhouse will undoubtedly serve as the community's social hub. For both planned and impromptu gatherings, it features:

- Grand Room with Vaulted Ceiling
- Living Room with Stone Fireplace
- Island Kitchen for Social Gatherings
- Covered Rear Porch & Grilling Patio
- Covered Mail Kiosk

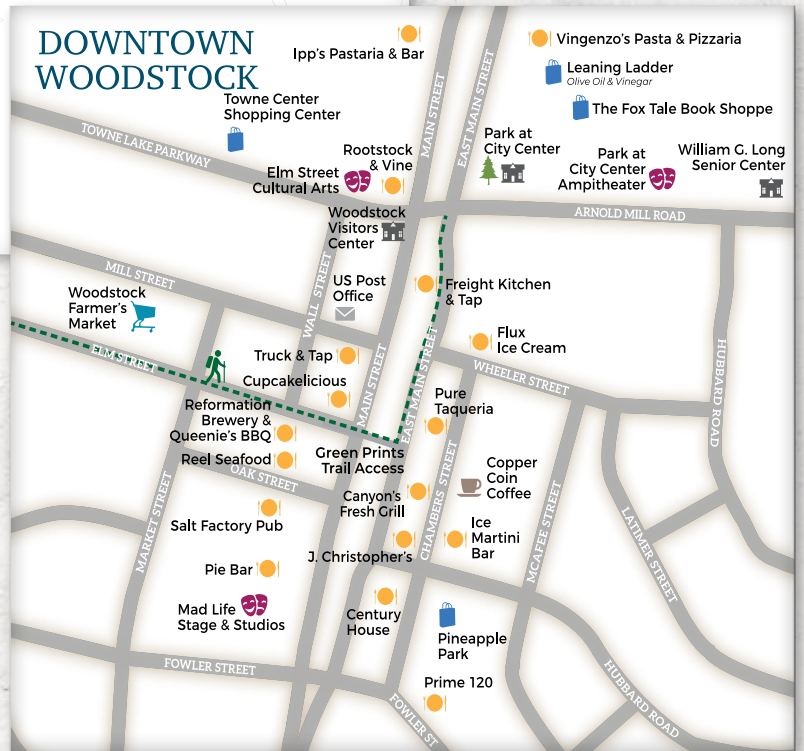















Owenby Clubhouse

DISCOVER WHY WOODSTOCK IS ONE OF AMERICA'S BEST PLACES TO LIVE!



Heralded as one of Money Magazine's best places to live in the U.S., Woodstock boasts scenic parks, challenging golf courses and downtown district with an alluring collection of boutiques, eateries and events. Nearby Lake Allatoona offers even more options for fun.



- 
Dining & Bars
- 
Grocery & Markets
- 
Coffee Shops
- 
Parks & Recreation
- 
Higher Education
- 
Shopping
- 
Walking & Hiking
- 
Post Office
- 
Cultural Art Centers
- 
Health & Wellness
- 
Medical
- 
Library
- 
Community Center
- 
Greenprints Trail

Owenby

200 Beckton Circle | Woodstock GA 30188 | 770.917.8082 | WindsongLife.com



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BUILDER STORY

Since 2003, Windsong Properties has set the Standard of Excellence for Active Adult Living in North Atlanta. The company was founded upon the idea that the transition from family home to empty nest should be an enjoyable and exciting experience focused on improving one's Quality of Life. Windsong founders Mark Carruth and Steve Romeyn share more than four decades of building experience and a personal understanding of the unique needs and desires of the active adult homebuyer. They have guided and satisfied hundreds of empty nesters as they have transitioned from a "family raising" stage of life to an "active adult" lifestyle in Windsong's neighborhoods. Come experience how inspired design, thoughtful architecture, enriching amenities, and vibrant people can enhance your active adult lifestyle.

Incorporating innovative designs and materials, Windsong Properties offers our homebuyers the flexibility not available from larger companies. Its commitment to excellence has been recognized both by homeowners and building industry peers, earning Excellence in Customer Satisfaction Awards for nine years, the Builder of Choice Award, the Lee Evans Award for Management Excellence, as well as multiple Obie Awards from the Greater Atlanta Home Builders Association and NAHB Best of 55+ Housing Awards.

Our communities offer a variety of low-maintenance, easy living homes featuring spacious open floorplans, accessible main level living, flexible space, accessibility features, and bonus rooms. Enjoy plenty of natural light and views of your private outdoor living space, inviting you to entertain with neighbors or simply enjoy being at home.



QUALITY OF LIFE | INSPIRED DESIGN | ACTIVE ADULT LIVING



HOMEBUILDING PROCESS



- 1 New Construction Sales Contract with detailed Pricing Addendum
- 2 One-stop Design Selection Consultation at our Windsong Design Center
- 3 Pre-Construction Meeting with the Project Manager and Sales Consultant
- 4 Mechanical Review Prior to Drywall
- 5 Quality Check by Windsong Inspector
- 6 Buyer Orientation
(The week prior to closing)
- 7 Buyer Acceptance
(day of closing)
- 8 Home Closing
- 9 Post-closing
45 Day Warranty Review
- 10 Post-closing
11 Month Warranty Review
- 11 Guild Quality Satisfaction Surveys
(3 Post-Closing Surveys)



Rev. 9.1.23

QUALITY OF LIFE | INSPIRED DESIGN | LUXURY LIVING

Windsong
PROPERTIES™



STRUCTURAL & DESIGN OPTIONS

Here are some of the major Structural Options that Windsong Properties offers:

- Stone or Brick Elevation Accent and Front Porch*
- Roof over Patio*
- Screened Covered Patio*
- Sunroom*
- Bay Window*
- Finished Bonus Room*
- Half or Full Bathroom in Bonus Room*
- Tile Patio
- Skylight
- Interior French Doors
- Interior Double Hung Doors
- Tech Shield Radiant Roof Barrier
- Spider Insulation
- Spray Foam Insulation*
- Cultured Stone Floor-Ceiling Fireplace Surround*
- Painted Built-in Bookcases
- Designer Kitchen
- Courtyard Packages

Windsong Properties offers our Homebuyers numerous design options. You will make all your final design selections at our Design Center.

* Denotes option that is plan or lot dependent 2.22.23



QUALITY OF LIFE | INSPIRED DESIGN | ACTIVE ADULT LIVING





YOUR DREAMS REALIZED...

A lifetime of experiences, evolving tastes and enthusiasm for each new chapter brought you here. As you embark on the next exciting chapter and create a backdrop for all the beautiful memories yet to be made, you want to partner with a seasoned homebuilder that shares your enthusiasm for the future and specializes in homes and communities artfully crafted for Active Adults. You'll find that... and so much more... with Windsong.

Purpose Drives Us

In 2003, Windsong Properties was founded by two local builders with a shared vision and a singular purpose: to improve the quality of life of Active Adults. With roots deep in the Metro Atlanta area, we continue that mission today by building homes with innovative floorplans that combine luxury, value, and accessibility in 55+ communities that encourage social engagement and outdoor activities.

“ *This home, this community, the process of building a new home, the location, and the lifestyle were just what we were searching for!* ”

- Bob & Kathy B.



People Are Our Passion

We not only build homes and communities, we build relationships, too. Our team takes the time to get to know you so we can successfully plan and build a home that meets your needs today as well as in the future.

“ We felt confident that Windsong would build us the perfect home as the whole team displayed a genuine concern for our happiness and have since done everything in their power to make this a great experience. ”

- Virgil & Kay H.

Professionalism And Expertise Matter

As a Certified Professional Home Builder with the Greater Atlanta Home Builders Association, Windsong is committed to bringing the highest levels of construction expertise, service, and customer satisfaction to every home we build. You want the best your money can buy and at Windsong, we deliver both the value and quality you can trust.

“ From the very beginning, we felt confident that we were in good hands with the Windsong team of professionals to build us a quality home. ”

- Rick & Sue J.

Plan And Product Innovation Inspired By You

Our award-winning designs have been inspired by nearly 20 years of feedback from happy homeowners. As a result, every home we build incorporates quality, low maintenance materials, open floorplans, abundant natural light, storage galore, and right-sized outdoor living areas. Plus, our full-service Design Center allows you to personalize your home to perfectly reflect your taste and lifestyle.

“ You can feel the quality when you are inside. I appreciate all the included details and the smart space planning; this home is not big, yet we have plenty of room. ”

- Carol K.



Planning And Prevention Create Peace Of Mind

Accessible design features are critical to aging safely in place. Stepless entry, lever door handles, rocker switches, comfort height vanities and toilets, and permanent stairs to attic storage are standard in every Windsong home, ensuring that your home is beautiful, functional, and safe, now and for years to come.

“After learning of the other Windsong features like wider doors and hallways, stepless entry, a built-in seat in the owner’s shower, and no more yard maintenance, we were sold.”

- Mike & Melinda A.

Promises You Can Count On

We take care to ensure every homebuyer has an exceptional experience. That promise does not end when you move into your new home. Our in-house warranty team continues the Windsong tradition of excellent customer service and works tirelessly to that end.

“We have been impressed with their customer service; they always have time for you, even after the closing.”

- Bob B.

Places To Play, Relax, And Thrive

A clubhouse is the heart of every Active Adult community and central to its success. Building lifelong friendships is easy in our designer clubhouses and community gathering areas, where homeowner-planned events and activities bring neighbors together.

“I am having the time of my life. Fun is on the docket every day and we couldn’t be happier. Thank you, Windsong!”

- Cynthia L.

Owenby

HOMEOWNER'S ASSOCIATION



THE OWENBY CLUBHOUSE

OWENBY HOMEOWNER'S ASSOCIATION PROVIDES:

- Exclusive community clubhouse with spacious vaulted grand room, living room, kitchen, rear covered porch and side dining patio
- Professional lawn and common area landscape irrigation
- Wide sidewalks throughout the community
- Yearly termite bond with quarterly inspections
- Weekly curbside trash and recycling pickup
- Common area lighting and insurance
- Professional landscape & maintenance of front, rear yards and all common areas including: mowing, edging, fertilizing, weeding, pinestraw and flowers in select areas.

\$1500 Initiation & \$250 Monthly Fee

A 55 OR BETTER COMMUNITY FROM THE MID \$500s

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1.1.23



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Owenby

INCLUDED FEATURES

EXTERIOR FEATURES

- Elegant Traditional & Craftsman Elevations with Brick Accents (per plan)
- Rocking Chair Front Porch (per plan)
- Architecturally Controlled Exterior Color Schemes
- Private Patio or Courtyard Retreat w/ Broom Finished Concrete Patio & Pine Straw
- Low Maintenance Aluminum Fencing & Gates
- Garage Completed with Drywall, Paint and Trim
- Limited Lifetime Warranted Fiberglass Architectural Shingles
- Low Maintenance Insulated Garage Door with 1/2 HP Belt Drive Garage Door Opener & 2 Remotes
- Low Maintenance, Seamless Pre-Finished Painted Aluminum Gutters & Downspouts per Color Scheme
- Professionally Landscaped and Irrigated Front & Rear Yard
- 2 Exterior Hose Bibs (per plan)
- 3 Exterior GFCI Outlets (per plan)
- Reinforced Concrete Slab-On-Grade Foundation
- Pest Control Tubes
- Termite Bait System
- Aluminum Half Screens for Ventilation (not on front)
- Decorative Board & Batten or Raised-Panel Shutters (per elevation)

INTERIOR DESIGN FEATURES

- 9' Smooth Finished Ceilings
- 5" Base Molding Throughout
- 36" (per plan) Direct Vent Fireplace w/ Gas Logs, Marble Surround, Mantle & Wall Switch
- 7" LVP Flooring in Foyer, Great Room, Dining Room, Study, Laundry Room & Kitchen
- Designer Carpet in Various Color Selections
- Brushed Nickel Lever Door Hardware
- Multimedia Pre-Wired in Great Room, Owner's Suite, Study, Bonus & Sunroom (per plan)
- Ceiling Fan in Great Room, Owner's Suite, & Sunroom (per plan)
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Attic Storage Accessed by Permanent Stairs
- Step Free Access & Wide Doorways
- Laundry Base Cabinet w/ Granite Countertop Group A (per plan)

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INCLUDED FEATURES

KITCHEN FEATURES

- Stainless Steel Appliances
- Dishwasher, 30" Gas Range w/ Sealed Burners and Microwave Oven Above Range
- 1/3 HP Garbage Disposal
- Designer Kitchen w/ Island
- 36" Recessed Panel Maple Cabinets w/ Crown Molding and Light Rail
- Granite Countertops Group A
- Designer Tile Backsplash
- Double Bowl Sink w/ Pull-Out Faucet in Stainless Steel
- Recessed Ceiling Lighting
- Oversized Pantry w/ Tight Mesh Shelving
- Pendant Lighting Above Island (per plan)

OWNER'S SUITE & BATHS

- Trey Ceiling in Owner's Suite (per plan)
- Oversized Walk-In Closet in Owner's Suite
- Tile Shower w/ Bench Seat, Low-Profile Curb & Shampoo Niche in Owner's Bath & 2nd Bath
- 80" Brushed Nickel Framed Shower Door in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath & 2nd Bath
- Maple Recessed Panel Vanity Cabinets w/ HIMACS Solid Surface Countertops (all baths)
- Raised-Height Vanities (all baths)
- 4" Spread Brushed Nickel Faucets (all baths)
- Raised, Elongated Toilet (all baths)
- Tub w/ Tile Wall Surround (2nd bath)
- Total Slide with Continuous Rod Shelving in Owner's Suite

ENERGY SAVERS

- Fiberglass Insulation (R-38 Ceiling, R-13 Walls)
- 80% AFUE Gas Heating & 14 SEER AC
- Digital, Programmable Thermostats
- Double Pane Vinyl Low E Glass Windows
- 50 Gallon Gas Water Heater
- LED Lighting
- Insulated Garage Doors
- Vented Soffits & Ridge Vent

QUALITY ASSURANCE

- Homebuyer Quality Review Prior to Drywall
- Homebuyer Quality Orientation at Certificate of Occupancy
- 100% Complete Home Acceptance, Day of Closing
- 45 Day Warranty Walk-Through
- 11 Month Warranty Walk-Through
- Windsong Homeowner Handbook
- 10-Year Structural Limited Warranty by Quality Builders Warranty
- Termite Warranty - Repair & Treatment

UNIVERSAL DESIGN

- Plenty of Natural Light Throughout
- Wide Hallways & Doorways for Accessibility
- Low-Profile Curb & Bench Seat in Shower
- Blocking behind Shower Walls for Future Needs
- Lever Door Handles & Rocker Light Switches
- Smooth Rounded Corners When Possible
- Raised Height Vanities
- Step Free Access Point

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