

SERENADE



ELEGANT RANCH HOMES DESIGNED FOR ACTIVE LIVING

Windsong Properties was founded upon the idea that the transition from family home to empty nest should be focused on improving your quality of life.

Serenade is an Active Adult community featuring 41 ranch homes with private courtyard retreats. This quaint community in West Cobb will showcase the best of Windsong Properties: bright, open floor plans, courtyard living, safe step-free access and low maintenance living with professional lawn care and trash service included.

Enjoy the quiet tranquility of The Commons, the beautiful community park located in the center of Serenade with a meandering sidewalk, lush greenery and benches. The private clubhouse will feature an exercise studio, grand gathering room and warming kitchen - perfect for community gatherings.

Conveniently located on Stilesboro Road in desirable Kennesaw, Serenade is less than 3 miles from Kennesaw Mountain Park, Smith Gilbert Gardens and Leone Hall Price Park.

Nestled among all the beauty of the area are some of the best fine dining, shopping and cultural centers. Historic Marietta Square, downtown Kennesaw, downtown Acworth and the Avenues of West Cobb are all less than 10 miles away.

Experience Serenade and the historic beauty of Kennesaw, Georgia.

Welcome to Serenade, Where Life's A Breeze!

Serenade ~ info@WindsongLife.com ~ Ph: 770-917-8082
3510 Stilesboro Road, Kennesaw, GA 30152
WindsongLife.com



Windsong
PROPERTIES™
WHERE LIFE'S A BREEZE!



THE BUILDER'S 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. The company's success indicates that it is on the right track. Windsong founders Mark Carruth and Steve Romeyn share more than three 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 - "Where Life's A Breeze!"



Windsong's homebuyers deeply appreciate the company's unique blend of style, design, and sought-after components: a private neighborhood clubhouse for social gatherings; professionally designed and maintained landscaping; innovative and open ranch floor plans, perfectly sized; generous design selections for personalizing one's home; close attention to every detail; and superior ongoing customer care. In addition to providing a fresh, new and fun environment, each home is fully accessible with wide, no-step doorways, lever handles and other amenities which allow for life's changing situations.



Incorporating innovative designs and materials, Windsong Properties offers one 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 eight consecutive years as well as *OBIE Awards* for superior design and construction from the Greater Atlanta Homebuilders' Association. Windsong Properties is proud of its reputation, its dedicated team, and its product. Mark and Steve have assembled a team of highly qualified experts whose commitment to quality and integrity matches their own. Windsong is committed to improving your Quality of Life by building you the best possible home in a community of caring, respectful and lasting relationships.



WINDSONG PROPERTIES – WHERE LIFE'S A BREEZE!



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Corporate: 120 Colony Center Dr. #300, Woodstock, GA 30188



WHERE LIFE'S A BREEZE!

SERENADE

SITE PLAN



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SERENADE

INCLUDED HOME FEATURES

EXTERIOR FEATURES

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

INTERIOR DESIGN FEATURES

- 9' Smooth Finished Ceilings
- 5" Crown Molding in Foyer, Great Room, Hall, Kitchen, Dining, Study, Owner's Suite, Owner's Bath, Secondary Bedrooms and 2nd Baths
- 7" Base Molding Throughout
- 36"/42" (per plan) Direct Vent Fireplace w/ Gas Logs, Marble Surround, Mantle & Wall Switch
- 3" Engineered Wood Plank Flooring in Foyer, Great Room, Dining Room, Study & Kitchen
- Designer Carpet by Mohawk
- Brushed Nickel Lever Door Hardware
- Continuous Slide Vented Shelving in Owner's Suite
- Phone/Data/TV Cable Pre-Wired in Great Room, Owner's Suite, Study, Bonus & Sunroom (per plan)
- Ceiling Fan in Great Room & Owner's Suite
- Designer Lighting from Progressive Lighting
- Smoke/Carbon Monoxide Detectors
- Attic Storage Accessed by Permanent Stairs
- Step Free Access & Wide Doorways
- Laundry Base Cabinet w/ Laminate Countertop
- Decora Rocker Switches

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INCLUDED HOME FEATURES

KITCHEN FEATURES

- Stainless Steel Appliances
- Designer Kitchen w/ Island
- 36" Recessed Panel Maple Cabinets w/ Crown Molding and Light Rail
- St. Cecilia Granite Counter Tops
- Designer Tile Backsplash
- Double Bowl Stainless Sink w/ Moen Camerist Pull-Out Faucet in Stainless Steel
- Recessed Ceiling Lighting
- GE Energy Star Dishwasher
- GE 30" Gas Range w/ Sealed Burners
- GE Microwave Oven Above Range
- 1/3 HP Garbage Disposal
- Oversized Pantry w/ Tight Mesh Shelving

OWNER'S SUITE & BATHS

- Trey Ceiling in Owner's Suite
- Oversized Walk-In Closet in Owner's Suite
- Tile Shower w/ Bench Seat, Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Brushed Nickel Shower Door & Panels in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath, 2nd Bath & Laundry
- Maple Recessed Panel Vanity Cabinets w/ Cultured Marble Tops (all baths)
- Raised-Height Vanities (all baths)
- Moen Eva 4" Spread Brushed Nickel Faucets (all baths)
- Raised, Elongated Toilet (all baths)
- Sterling Tub w/ Tile Wall Surround (2nd bath)

ENERGY SAVERS

- Fiberglass Insulation (R-30 Ceiling, R-13 Walls)
- Lennox 80% AFUE Gas Heating & 14 SEER AC
- Digital, Programmable Thermostats
- Silverline by Andersen Double Pane Vinyl Low E Glass Windows
- 50 Gallon Gas Water Heater
- Hot Water Recirculating System
- Compact Fluorescent Recessed Lights
- Energy Star Bath Fans
- 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
- Greater Atlanta Home Builders Homeowner Handbook
- One-Year Greater Atlanta Home Builders Association Warranty Program
- Pestban Termite Warranty

SERENADE

HOMEOWNER'S ASSOCIATION



The Serenade Homeowner's Association provides:

- Private community clubhouse
- The Commons - the community's central park
- Professional landscape irrigation
- Professional landscape & maintenance of front and rear yards and all common areas including:
 - mowing, edging, fertilizing, weeding, pinestraw and flowers in select areas
- Weekly trash removal
- Yearly termite bond with quarterly inspections
- Common area lighting and insurance

\$190 Monthly Fee

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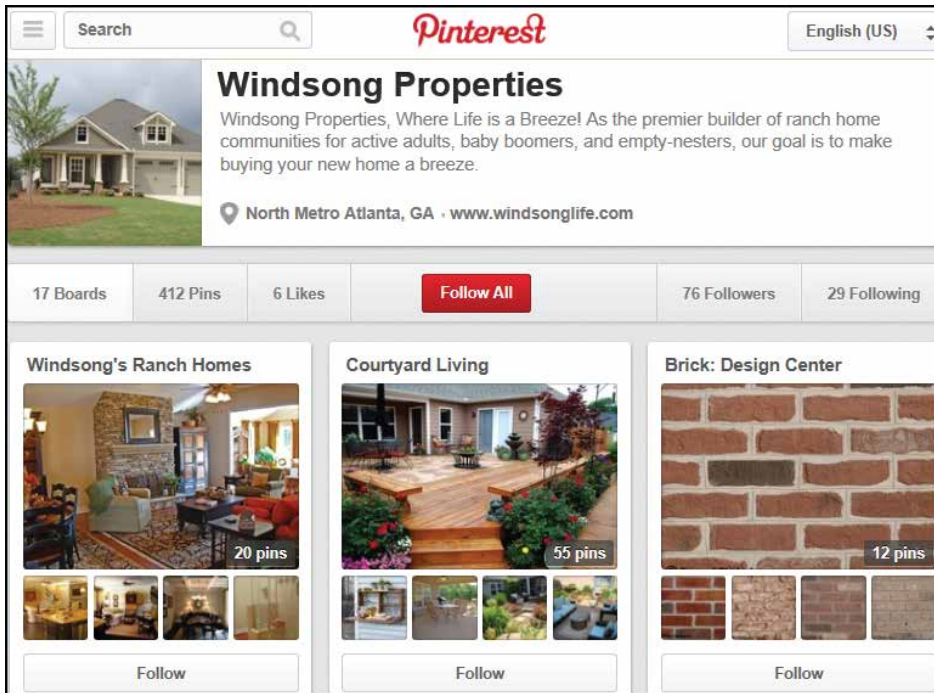
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DESIGN YOUR NEW WINDSONG HOME



We want designing your new Windsong home to be a natural expression of your style!

You are invited to view our Digital Design Center located on Pinterest (a virtual pin board). Start dreaming by browsing our boards and “Repin” items that you like onto a board you create to hold your new home design preferences.

Windsong is proud to offer the following quality brands:

- Sherwin Williams Paint
- Boral Stone
- Moen Faucet Fixtures
- Timberlake Cabinetry
- Mohawk & Shaw Flooring
- GE Appliances
- Progressive Lighting & LightWorks
- Interceramic Tile
- Lennox
- Silverline Windows by Andersen
- Velux Skylights
- CertainTeed roofing

Visit [Pinterest.com/WindsongLife/](https://www.pinterest.com/WindsongLife/) and sign up for a free account, then familiarize yourself with our design options!



Windsong provides expert help in our Design Center to ensure your design selections are suited to your lifestyle.

The Design Center offers more than 300 options and many installed samples.

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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*
- Three Season Sunroom*
- Bay Window*
- Finished Bonus Room*
- Half or Full Bathroom in Bonus Room*
- Concrete Paver or Tile Patio
- Skylight
- Sun Tunnel
- Interior French Doors
- Interior Double Hung Solid Doors
- Tech Shield Radiant Roof Barrier
- Spider Insulation
- Icynene Insulation (Sprayed Insulation)*
- Cultured Stone Floor-Ceiling Fireplace Surround*
- Painted Built-in Bookcases
- Designer Kitchen

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.*

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SERENADE

POINTS OF INTEREST NEAR SERENADE



- | | |
|--|--|
| 1. Smith Gilbert Gardens - 2 Mi. | 13. Green Meadows Preserve/Blue Bird Trail - 4.8 Mi. |
| 2. Kennesaw Mountain Park - 3.9 Mi. | 14. Lake Allatoona/Acworth Beach/Cauble Park - 6.9 Mi. |
| 3. Adams Park - 3.3 Mi. | 15. North Cobb Senior Center - 4.6 Mi. |
| 4. Swift Cantrell Park - 3.4 Mi. | 16. Northwest YMCA - 2.9 Mi. |
| 5. Leone Hall Price Park - 4.3 Mi. | 17. West Cobb Library - 2.9 Mi. |
| 6. Marietta Country Club - 2.6 Mi. | 18. Publix at Brookstone Village - 3.2 Mi. |
| 7. Brookstone Country Club - 4.5 Mi. | 19. Kroger - 3.2 Mi. |
| 8. Cobblestone Golf Course - 4.6 Mi. | 20. Wal-Mart Supercenter - 4 Mi. |
| 9. Pinetree Country Club - 6.6 Mi. | 21. Target, Home Depot & Lowes - 3.9 Mi. |
| 10. Historic Downtown Kennesaw - 3.4 Mi. | 22. Avenues of West Cobb Shopping - 4.9 Mi. |
| 11. Historic Downtown Acworth - 6.8 Mi. | 23. NCG Theaters - 3.6 Mi. |
| 12. Historic Marietta Square - 8 Mi. | 24. Wellstar Kennestone Hospital - 7.2 Mi. |



WINDSONG'S HOMEBUILDING PROCESS



During the homebuilding process, you can expect the following from your Windsong Team:

1. New Construction Sales Contract with detailed Pricing Addendum
2. One-stop Design Selection Consultation at our Windsong Design Center
(5-7 days after contract)
3. Pre-Construction Meeting with the Project Manager and Sales Consultant
(21 days after contract)
4. Mechanical Review Prior to Drywall
(30-45 days after contract)
5. Quality Check by Windsong Inspector
6. Buyer Orientation
(7-10 days prior to closing)
7. Buyer Acceptance *(day of closing)*
8. Closing *(90-120 days after contract, depending on backlog of contracts)*
9. Post-closing 45 Day Warranty Review
10. Post-closing 11 Month Warranty Review
11. Guild Quality Satisfaction Surveys
(3 Post-Closing Surveys)



OUR MISSION: TO IMPROVE THE QUALITY OF
LIFE FOR OUR ACTIVE ADULT HOMEBUYERS!

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SERENADE

THE ALLSTON



ELEVATION A



REV: MDL 12/03/16

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ELEVATION B



REV: MDL 12/03/16

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ELEVATION C

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ALLSTON - A
HEATED - 1743 SF

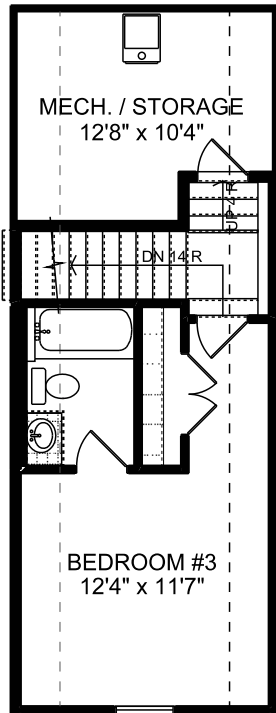
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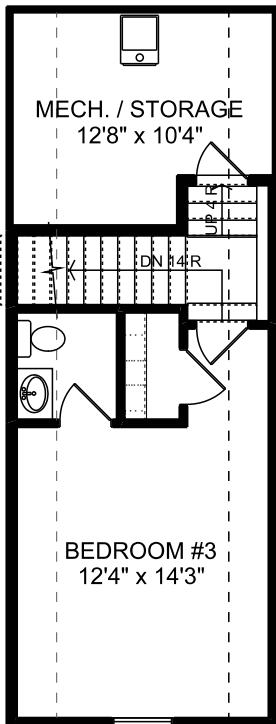
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OPTIONAL LOFT CONFIGURATIONS

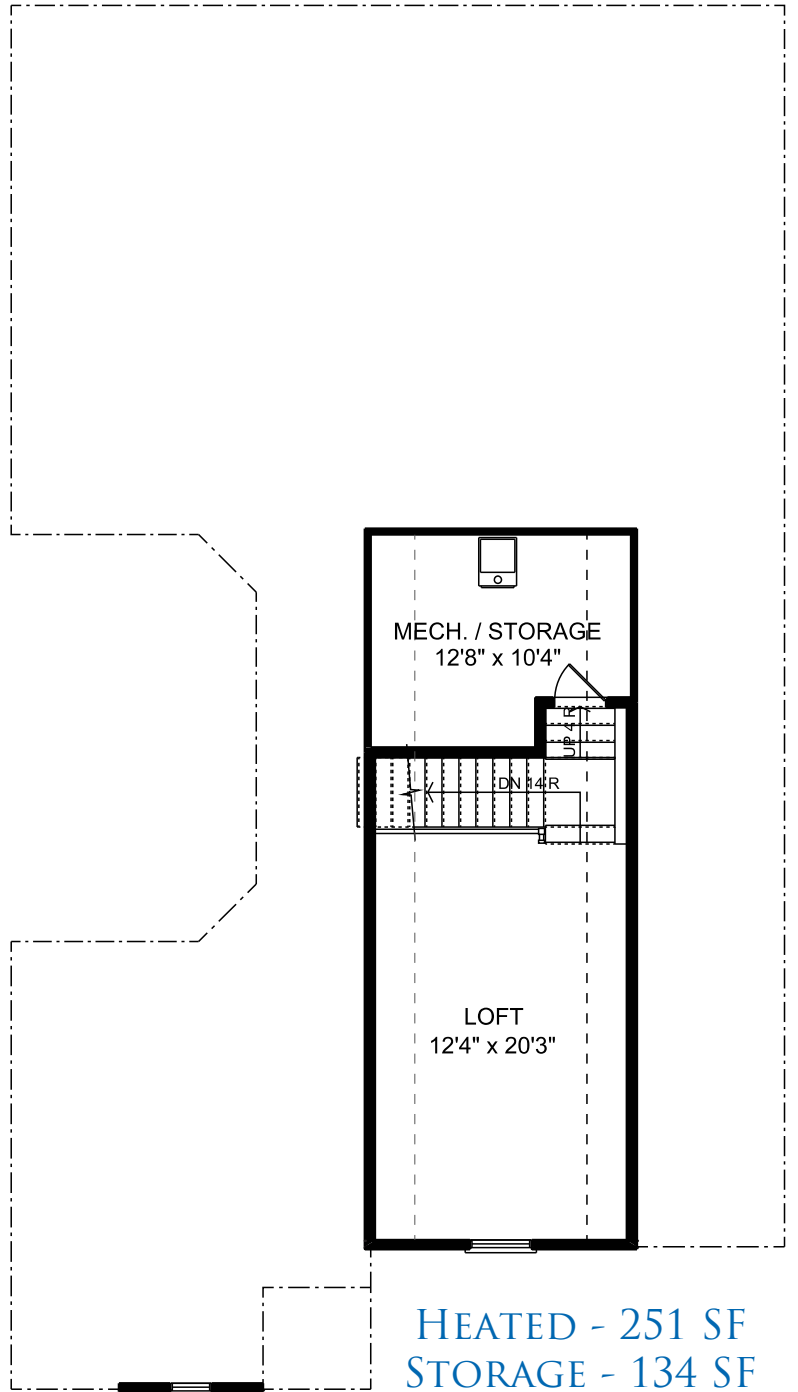
ALLSTON - A INCLUDED LOFT



BEDROOM #3 OPTION
WITH FULL BATH

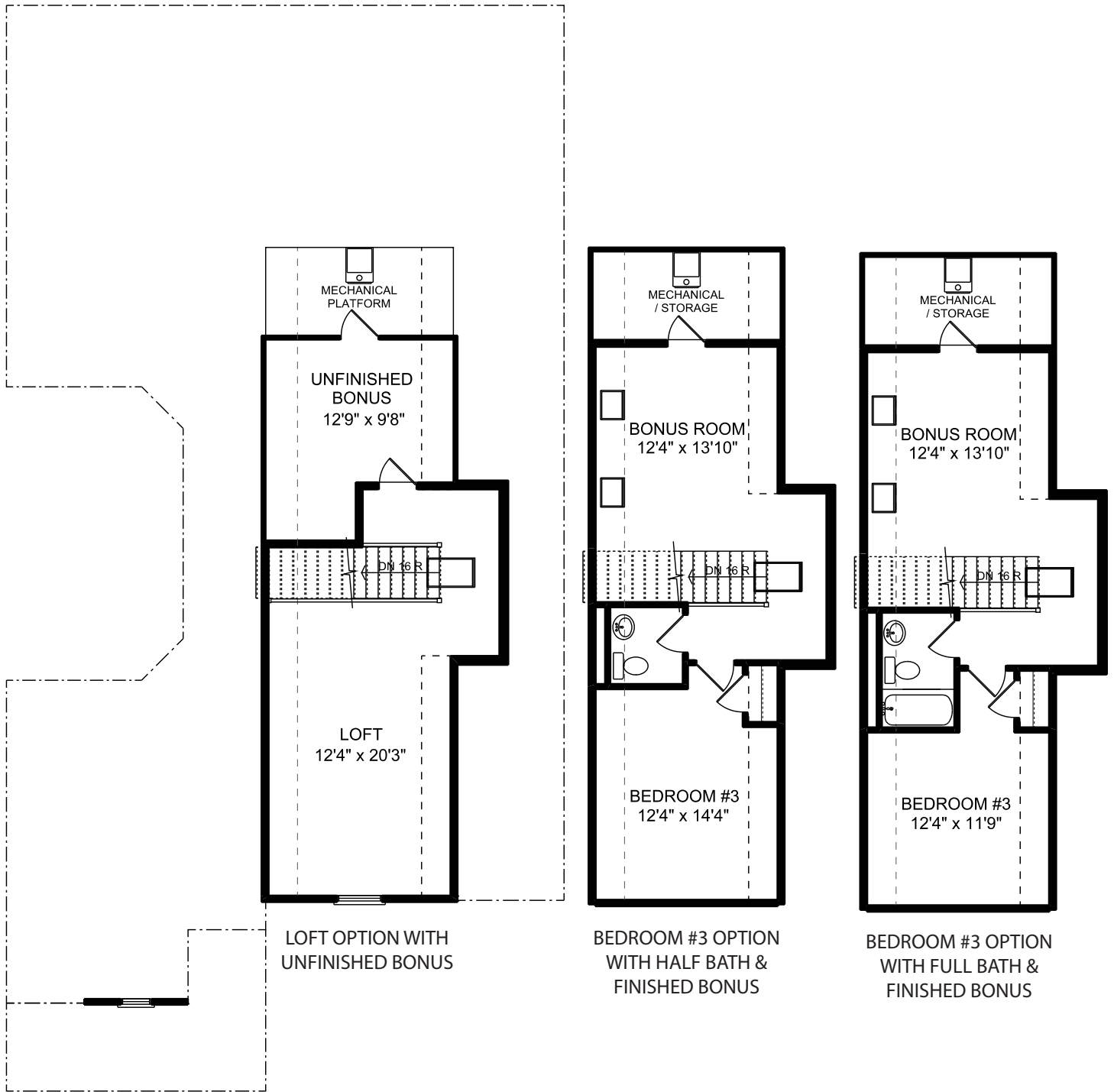


BEDROOM #3 OPTION
WITH HALF BATH



HEATED - 251 SF
STORAGE - 134 SF

OPTIONAL LOFT CONFIGURATIONS



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THE BUCKLEY



ELEVATION B



ELEVATION A



ELEVATION C

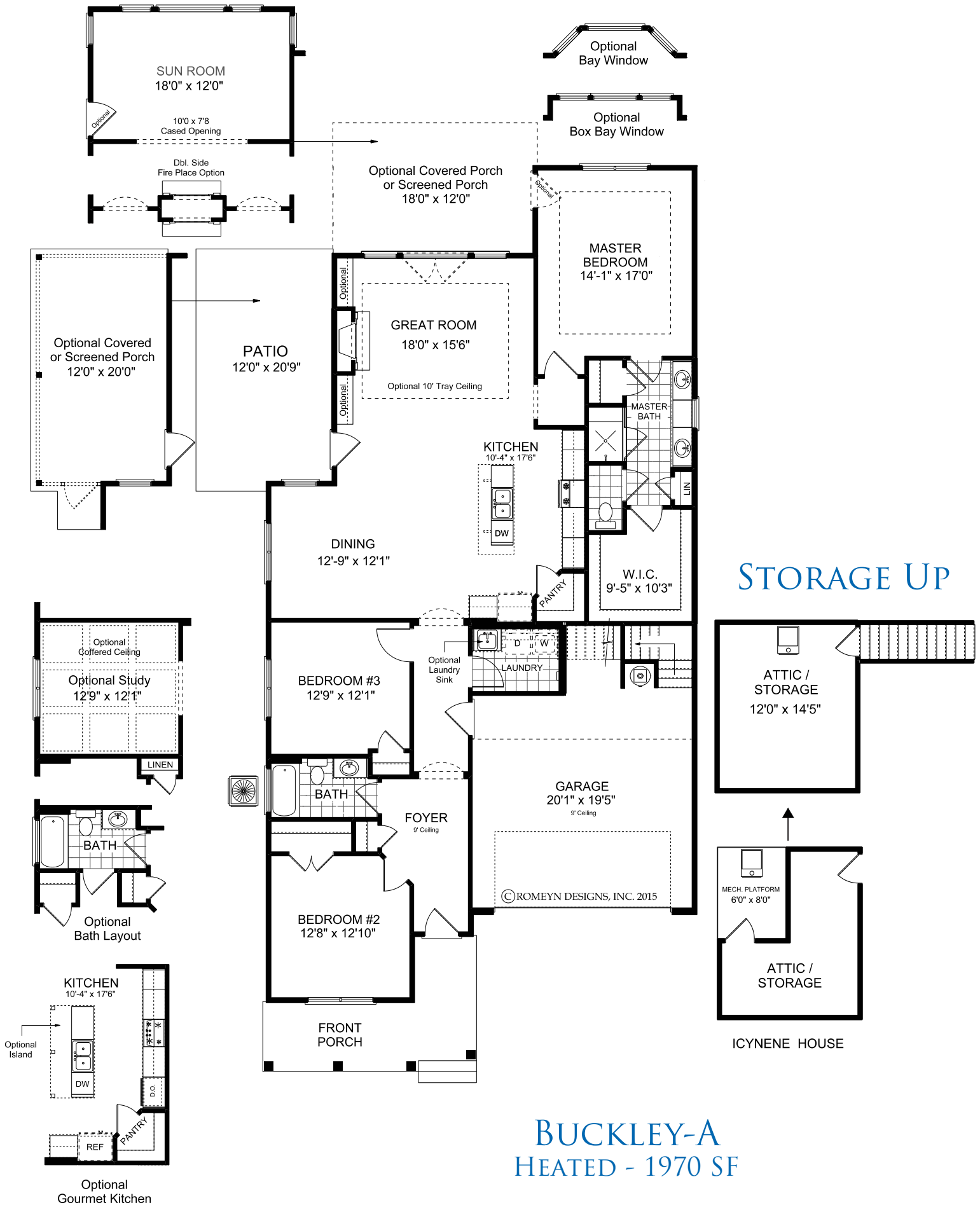


ELEVATION D

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SERENADE

THE KENSETT



ELEVATION D



REV: DJA 09/08/16

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ELEVATION A



REV: DJA 09/08/16

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ELEVATION B



REV: DJA 09/08/16

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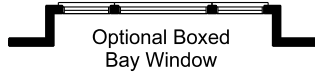
ELEVATION C

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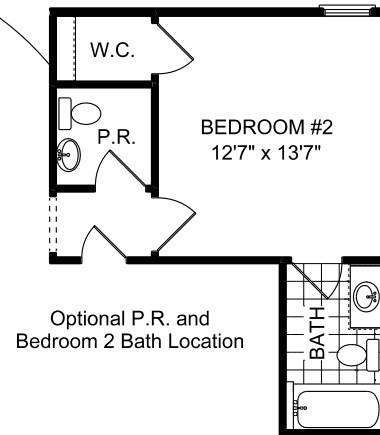
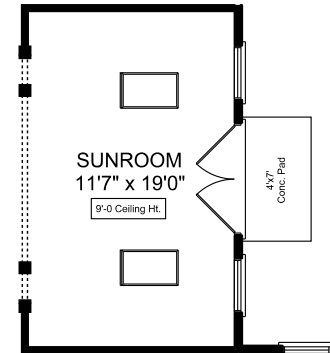
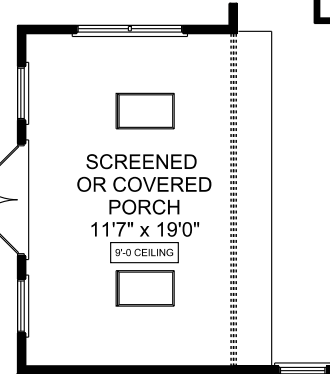
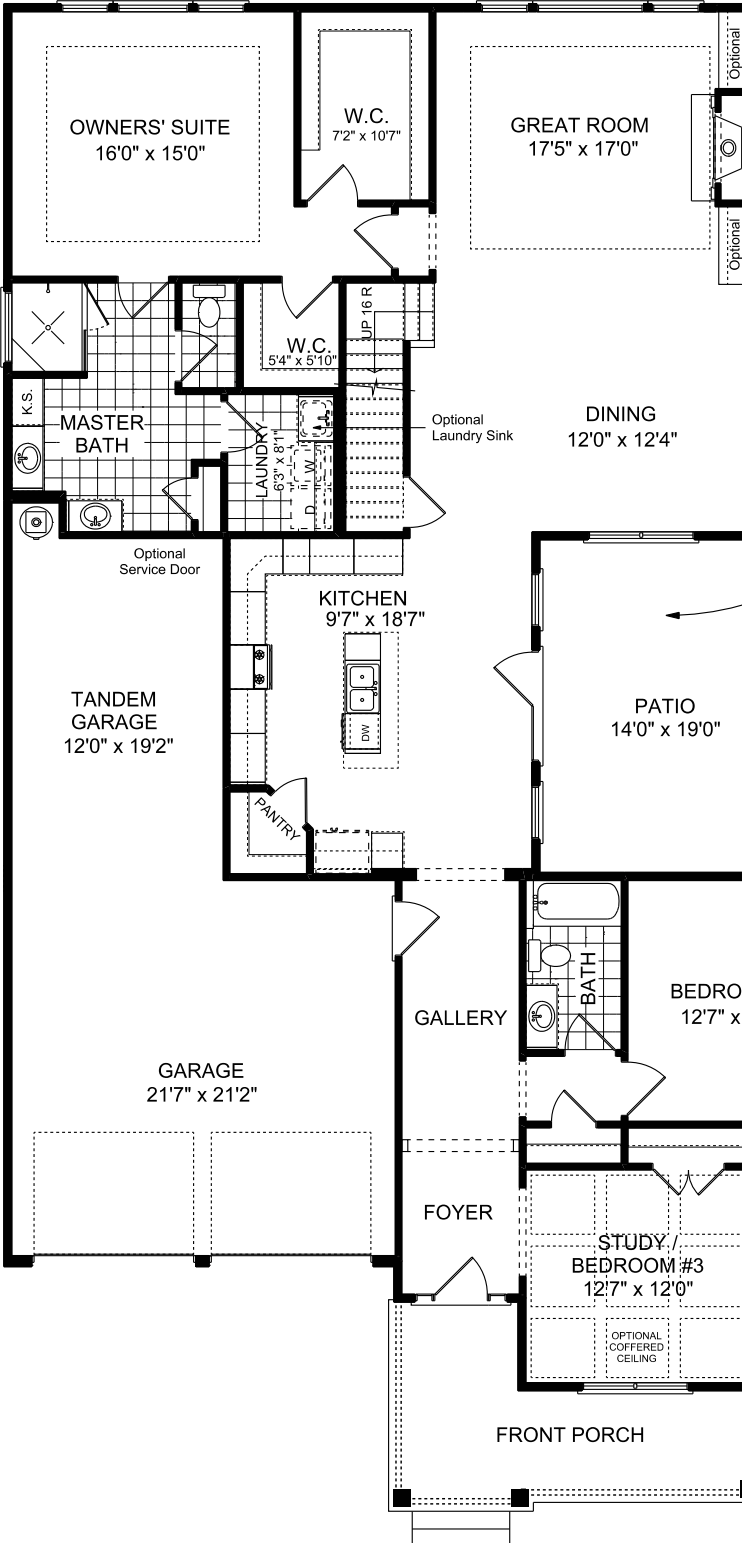
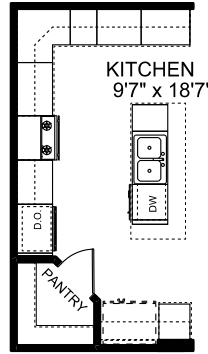
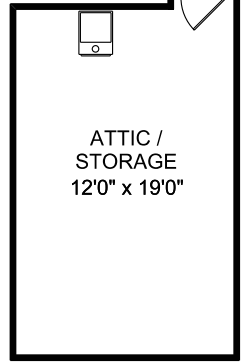


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KENSETT - A HEATED - 2285 SF



ATTIC 228 SF



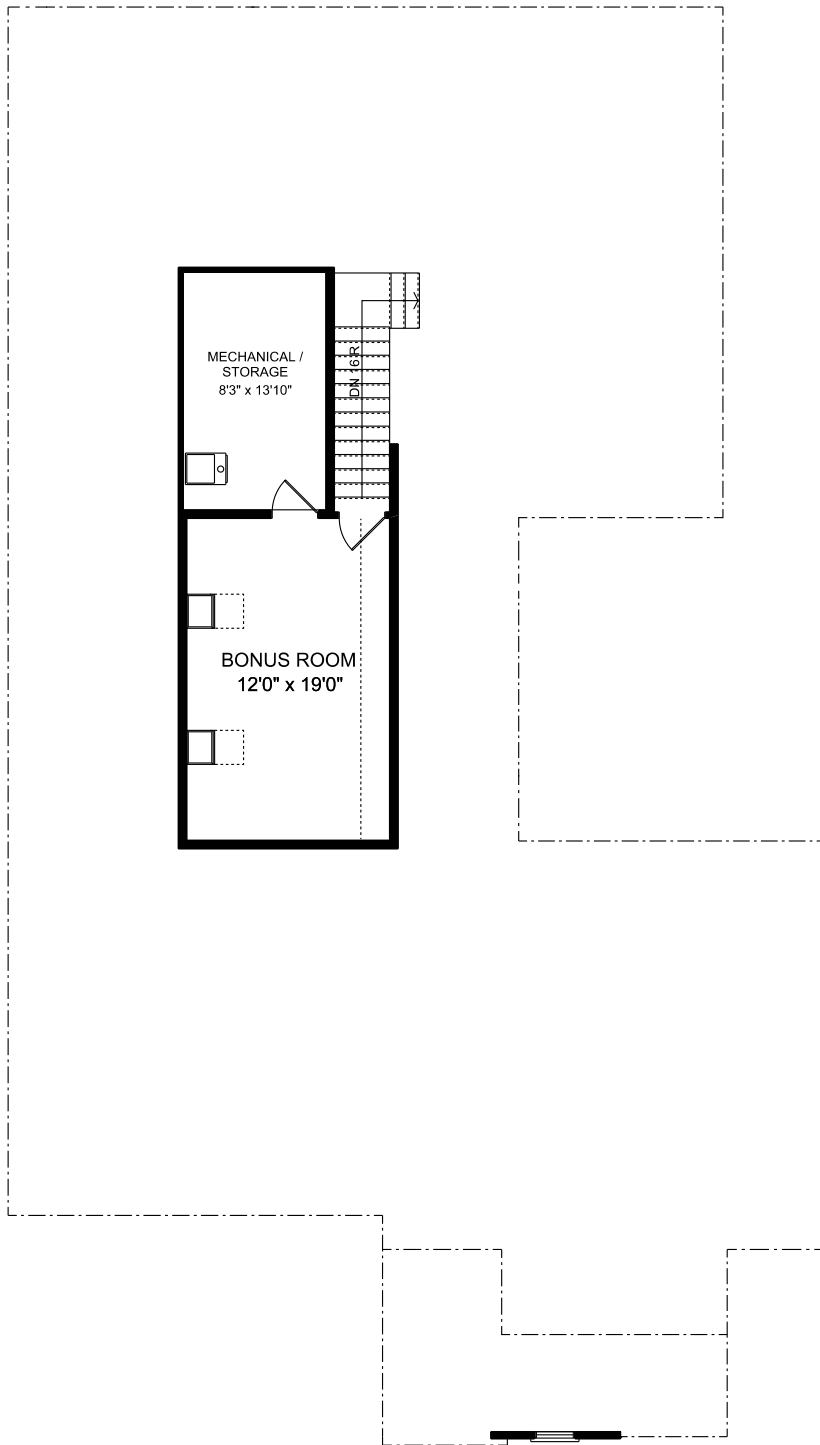
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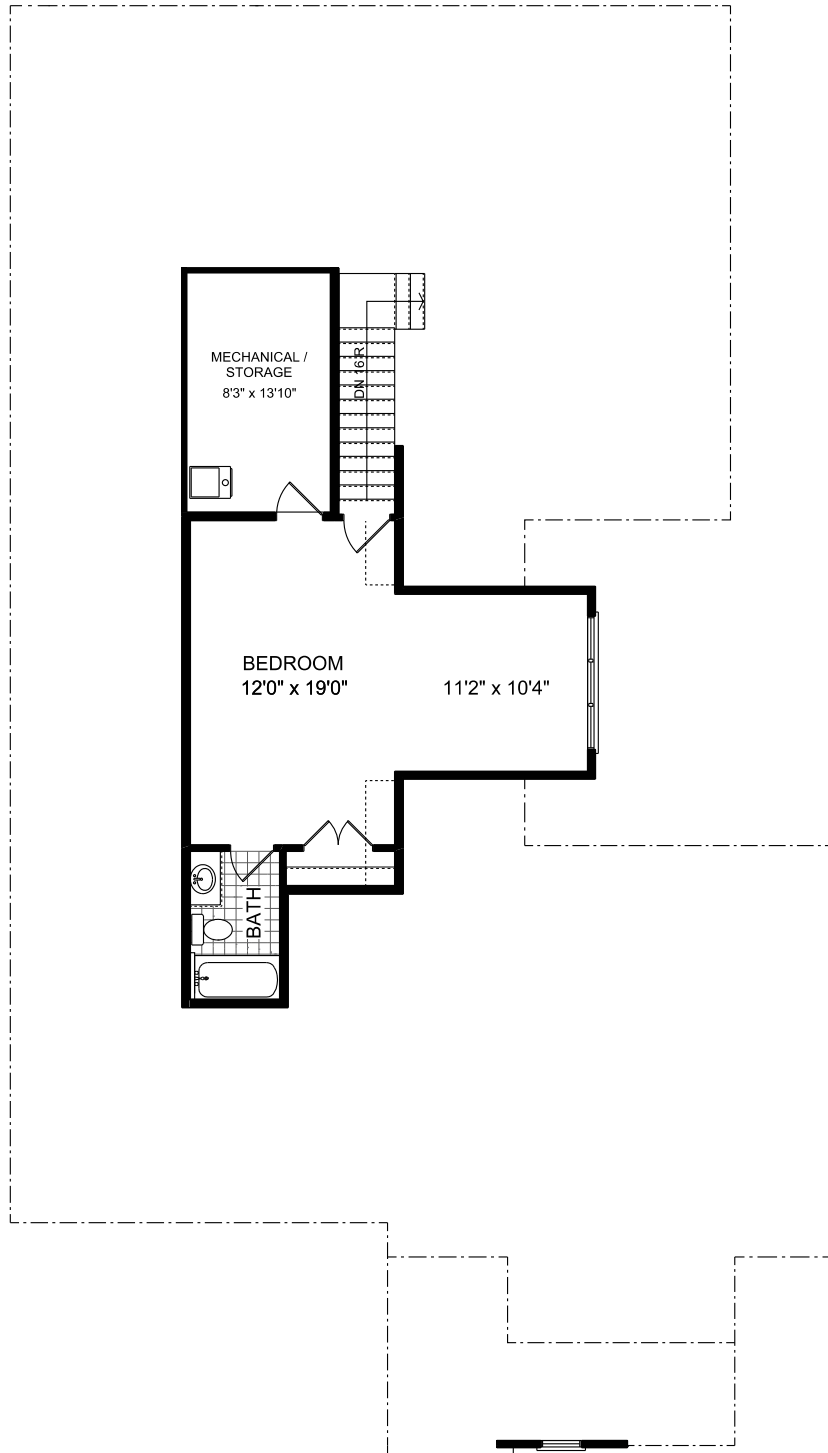
BONUS ROOM OPTION

FINISHED - 225 SF
STORAGE - 121 SF



BEDROOM OPTION

FINISHED - 404 SF
STORAGE - 121 SF



SERENADE

THE CARSON



ELEVATION C



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ELEVATION A



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ELEVATION B



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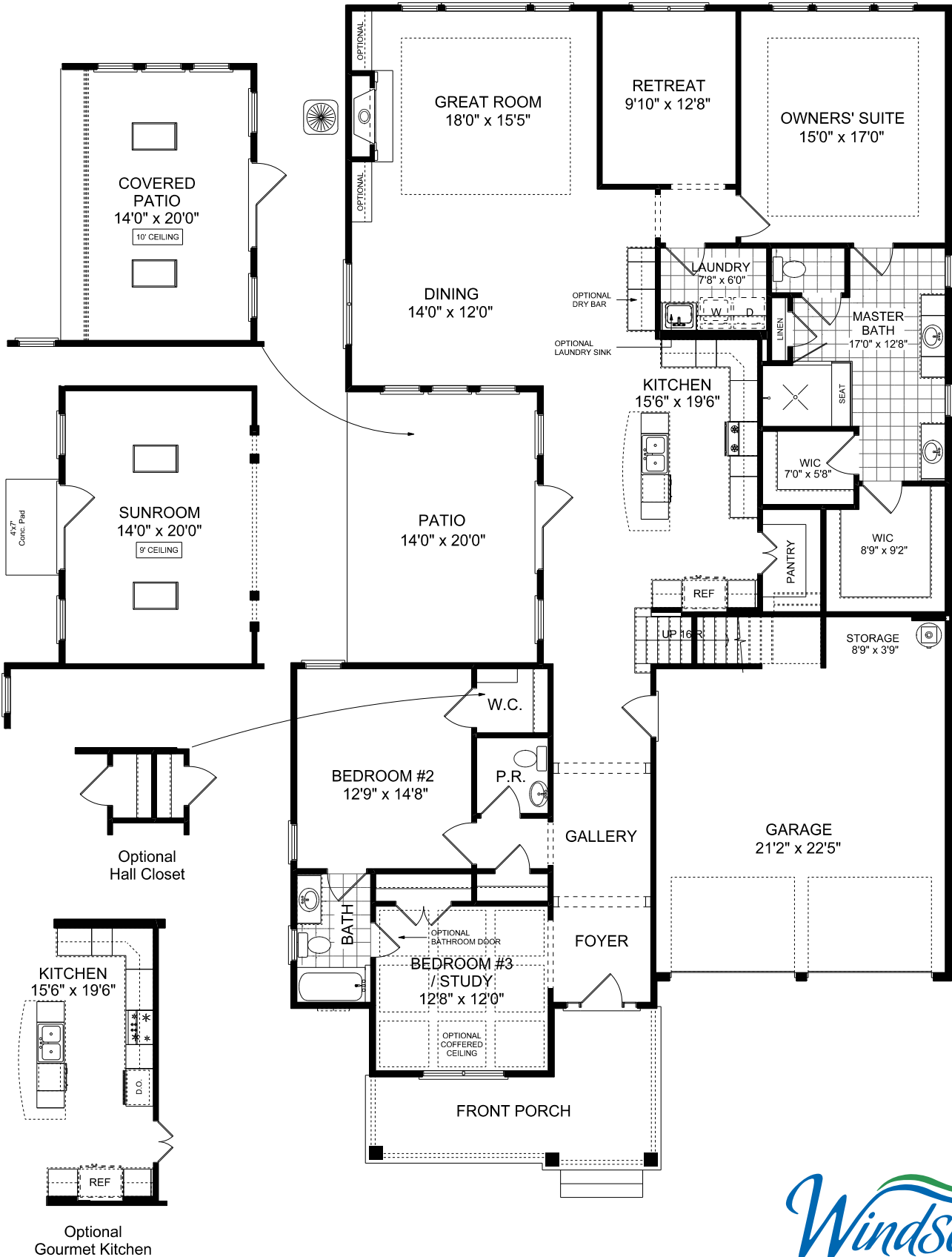
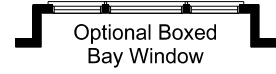
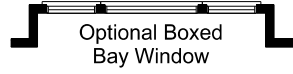
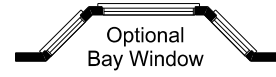
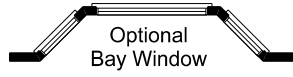
ELEVATION D

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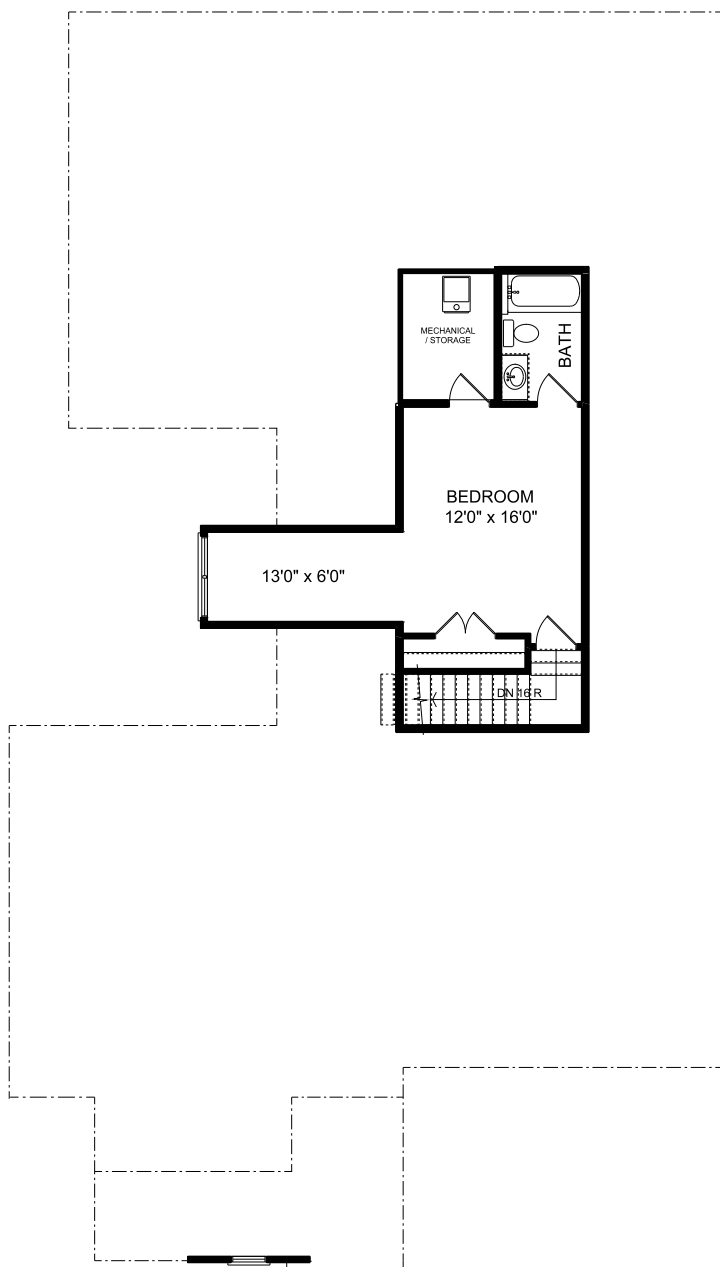
CARSON - A HEATED - 2514 SF



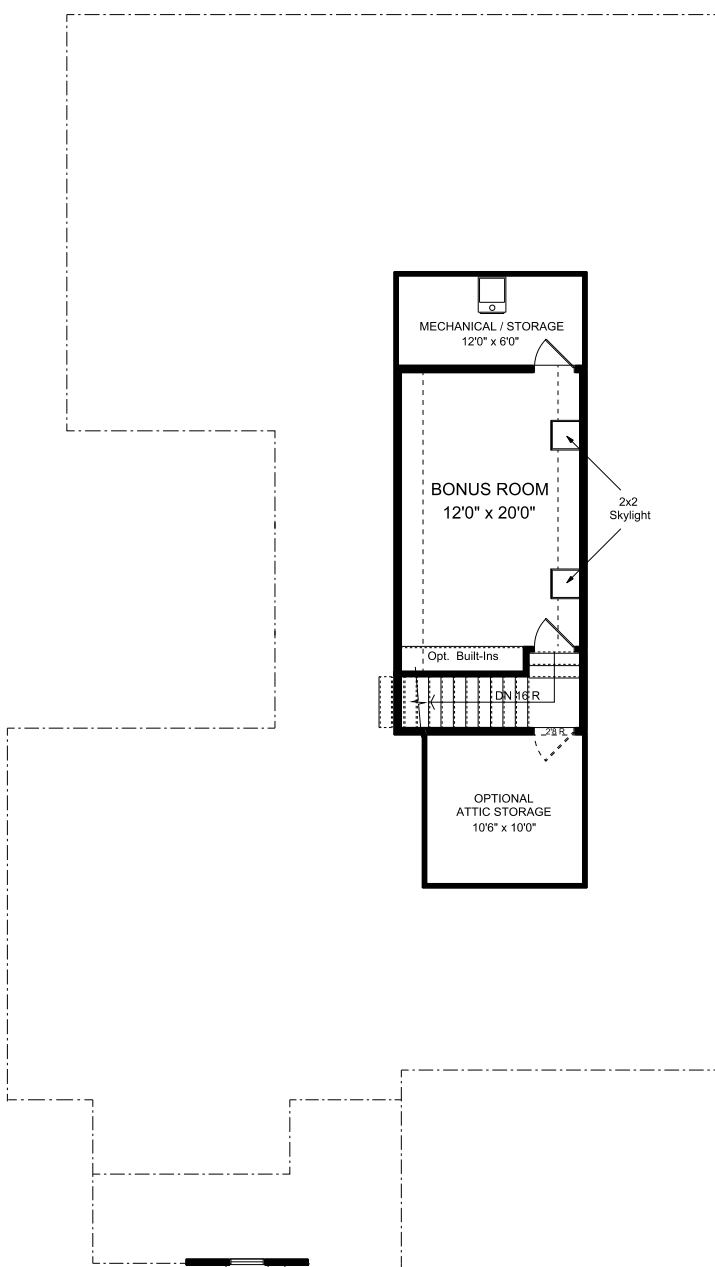
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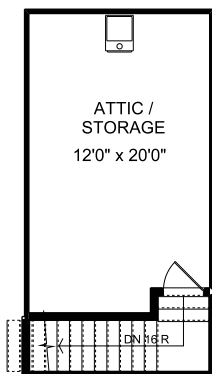
BEDROOM OPTION FINISHED - 357 SF



BONUS ROOM OPTION FINISHED - 233 SF



INCLUDED ATTIC - 235 SF



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BEDROOM OPTION
WITH ADDITIONAL
STORAGE
FINISHED - 344 SF

BONUS ROOM OPTION
WITH ADDITIONAL
STORAGE
FINISHED - 235 SF

