



# MADEIRA

## EXTERIOR FEATURES

- Elegant Traditional & Craftsman Elevations
- Rocking Chair Front Porch w/ Broom Finished Concrete (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 Fiber-Cement Siding, Cornice & Trim
- Low Maintenance Carriage-Style Steel Insulated Garage Door(s) w/ ½ hp Belt Drive Garage Door Opener(s) & Remotes
- Low Maintenance, Seamless Pre-Finished Painted Aluminum Gutters & Downspouts
- Professionally Landscaped & 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
- Decorative Vinyl Raised Panel or Board & Batten Shutters (per elevation)

## INTERIOR DESIGN FEATURES

- Smooth Finish Ceilings Throughout
- Luxury Vinyl Plank Flooring in Foyer, Great Room, Dining, Kitchen and Laundry (per plan)
- 5" Base Molding Throughout
- Designer Carpet in Various Color Selections
- Decorative Tile Floors in Owner's Bath & Secondary Bath
- Brushed Nickel Lever Interior Door Hardware
- Ventilated Shelving in all Closets
- Multi-Media in Owner's Suite, Great Room, Study, Sunroom, & Bonus Room (per plan)
- Ceiling Fan in Great Room & Owner's Suite
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Attic Storage Accessed by Permanent Stairs
- (1) Step Free Access & Wide Doorways
- Rocker Light Switches

## KITCHEN FEATURES

- Designer Kitchen with Island
- 36" Flat Panel Cabinets with Crown Molding and Light Rail
- St. Cecilia Granite Countertops & 4" Granite Backsplash
- Double Bowl Sink w/ Pull-Out Faucet in Stainless Steel
- LED Disk Lighting
- Stainless Steel Dishwasher, 30" Self-Cleaning Gas Range w/ Sealed Burners & Microwave Oven Over the Range
- 1/3 HP Garbage Disposal
- Oversized Pantry w/ Ventilated Tight Wire Shelving

**A 55 OR BETTER COMMUNITY FROM THE LOW \$400s**

1303 Cedarcrest Blvd | Acworth, GA 30101 | 770.516.3945 | [WindsongLife.com](http://WindsongLife.com)

5.6.24



All illustrations, specifications, pricing and details are believed correct at the time of publication, Windsong Properties reserves the right to make changes, without notice or obligation. This brochure is for illustrative purposes only and not part of a legal contract. Information subject to changes, errors and omissions. Madeira is a community designed for residents aged 55 and older. © 2023 Windsong Properties





# MADEIRA

## OWNER'S SUITE & BATHS

- Vaulted or Trey Ceiling in Owner's Suite (per plan)
- Oversized Walk-in Closet(s) in Owner's Suite
- Tile Shower w/ Bench Seat (per plan), Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Chrome Framed Shower Door in Owner's Bath
- Decorative Tile Floors in Owner's Bath & Secondary Bath
- Flat Panel Vanity Cabinets with Granite Countertops (all baths)
- 4" Spread Chrome Faucets (all baths)
- Luxury Height, Elongated Toilets (all baths)
- Raised-Height Vanities (all baths)

## ENERGY SAVERS

- Fiberglass Insulation (R-38 Ceiling, R-19 Vaults, & R-13 Walls)
- 80% AFUE Gas Heating & 14 SEER AC
- Insulated Garage Doors
- Digital Programmable Thermostats
- LED Lighting
- Double Pane Vinyl Low E Glass Windows
- 50 Gallon Water Heater
- Vented Soffits & Ridge Vent

## QUALITY ASSURANCE

- Homebuyer Quality Review Prior to Drywall
- Homebuyer Quality Orientation at Certificate of Occupancy
- 100% Complete Home Acceptance Prior to 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

### A 55 OR BETTER COMMUNITY FROM THE LOW \$400s

1303 Cedarcrest Blvd | Acworth, GA 30101 | 770.516.3945 | [WindsongLife.com](http://WindsongLife.com)

5.6.24



All illustrations, specifications, pricing and details are believed correct at the time of publication, Windsong Properties reserves the right to make changes, without notice or obligation. This brochure is for illustrative purposes only and not part of a legal contract. Information subject to changes, errors and omissions. Madeira is a community designed for residents aged 55 and older. © 2023 Windsong Properties

