




ECHOLS
FARM
EST. 2019

A NEW HISTORY EMERGES



Welcome home to Echols Farm, a place that harkens back to a simpler time; where neighbors become life-long friends, your porch becomes a central gathering place to relax and reminisce, and your home is the perfect combination of classic design coupled with today's modern features throughout.

For generations, this area was central to a variety of agricultural products. Those who lived, worked, and played here cherished the peaceful beauty that surrounded them and treated their neighbors as an extension of their own families.



TODAY HISTORY REPEATS ITSELF...



A COMMUNITY IS EMERGING



Echols Farm, is an Active Adult, 55 and better, gated neighborhood featuring ranch-style homes with an array of outdoor living options. Homeowners here will be able to stroll along connecting paths that include a scenic pond walk and overlook, a central garden, outdoor dining area, firepit, and a clubhouse highlighted by a veranda.



Echols Farm Clubhouse



As farms from yesteryear grew over time, Echols Farm will as well, with additional homes and proposed one of a kind amenities like an expansive event barn, a makers place to encourage your creativity, and various activity courts like pickleball and bocce - all tied together seamlessly, making Echols Farm a unique and inviting destination to call home.



Echols Farm Clubhouse

A DESTINATION TO CALL HOME

Entertainment & Attractions

- 1 Downtown Powder Springs
- 2 Historic Downtown Marietta
- 3 Truist Park & The Battery

Medical

- 4 Wellstar Cobb Hospital
- 5 Wellstar Kennestone Hospital
- 6 Wellstar Paulding Hospital

Parks & Recreation

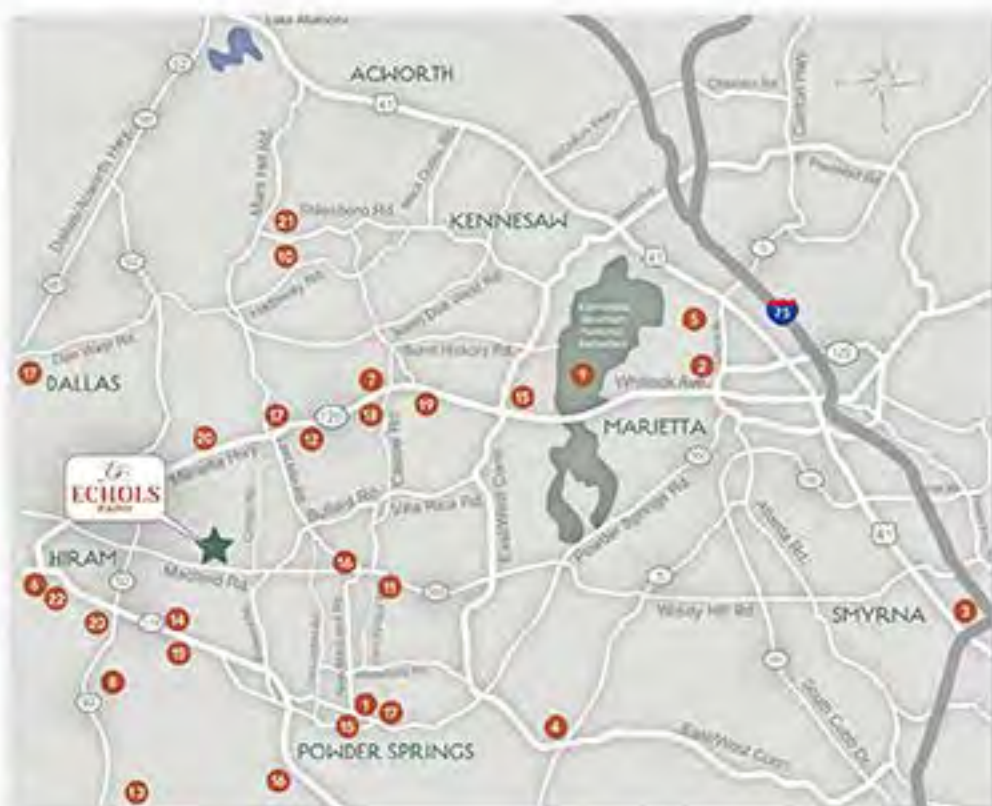
- 7 Green Meadows Preserve & Community Garden
- 8 Hiram Hounds Dog Park
- 9 Kennesaw Mountain National Battlefield Park
- 10 Northwest Cobb YMCA
- 11 West Cobb Aquatic Center
- 12 West Cobb Senior & Ward Recreation Centers

Shopping & Dining

- 13 Arbor Place Mall
- 14 Hiram Pavilion - Featuring Target, Ross & an Array of Shops & Restaurants
- 15 Home Depots
- 16 Kroger Shopping Centers
- 17 Publix Shopping Centers
- 18 Sprouts Farmers Market & Shops
- 19 The Avenue West Cobb
- 20 Walmart Super Centers

Public Services

- 21 West Cobb Regional Library
- 22 Powder Springs Post Office



WELCOME HOME, YOU'VE FINALLY FOUND
THE PLACE YOUR HEART HAS BEEN SEEKING FOR SO LONG.
COME MAKE HISTORY WITH US!



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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 | ACTIVE ADULT 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

Windsong
PROPERTIES™

OUR PHILOSOPHY



VALUES

Honesty and Transparency build the Foundation for Trust



Respectful Relationships are forged through Listening and Understanding



Teamwork is critical to achieving Shared Goals



Continuous Improvement results in the Highest Standards

PURPOSE

To Improve Quality of Life

VISION

To be the Company of Choice, sought after by all of our
EMPLOYEES ■ CUSTOMERS ■ BUSINESS PARTNERS

MISSION

We create communities that transform our Homeowner's Quality of Life

To Improve Quality of Life

FOUNDED 2003



HOMEOWNER'S ASSOCIATION



ECHOLS FARM CLUBHOUSE

ECHOLS FARM HOMEOWNER'S ASSOCIATION PROVIDES:

- Exclusive community clubhouse with spacious club room, kitchen, library, lounge, fitness room and veranda.
- Professional lawn and common area landscape irrigation
- Gated Community with private streets
- 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.

\$1000 Initiation & \$285 Monthly Fee

HOA due structure subject to change as future phases and amenities open.

A 55 OR BETTER COMMUNITY FROM THE MID \$300s

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THE SUMMIT

Highland Road

Homestead Crossing

Social Junction

Echols Bend

Echols Bend

Harvest Trail

Millstone Pass

MacLain Road

English Barn Way

Weathered Way

Future Gate

Golf Course

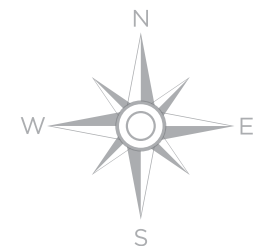
Event Barn

Hickory Branch

Echols Pond

House lots are numbered, with some highlighted in different colors (red, orange, yellow, green, blue).

- FUTURE
PHASE 4**



*WindSong*TM
PROPERTIES

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4.28.23



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)
- 2 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 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
- Phone/Data and TV Cable Pre-Wired in Owner's Suite, Great Room & Study
- 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" Recessed Panel Maple Cabinets with Crown Molding
- Granite Group A Countertops & 4" Granite Backsplash
- Double Bowl Sink w/ Pull-Out Faucet in Stainless Steel
- Recessed Can 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
- 2 Pendant Lighting Above Island



GARDEN SERIES

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
- Maple Recessed Panel Vanity Cabinets with HIMACS Solid Surface Countertops (all baths)
- 4" Spread Chrome Faucets (all baths)
- Raised, Elongated Toilets (all baths)
- Tub with Tile Shower Surround in Second Bath
- 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



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HOMESTEAD SERIES

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)
- 2 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 Vinyl Raised Panel or Board & Batten Shutters (per elevation)

INTERIOR DESIGN FEATURES

- Smooth Finish Ceilings Throughout
- 36" Direct Vent Fireplace w/ Gas Logs, Marble Surround, Mantle & Wall Switch (per plan)
- 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
- Phone/Data and TV Cable Pre-Wired in Owner's Suite, Great Room & Study
- 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
- Laundry Shelf w/ Granite Countertop (per plan)
- Rocker Light Switches

KITCHEN FEATURES

- Designer Kitchen w/ Island
- 36" Recessed Panel Maple Cabinets w/ Crown Molding and Light Rail
- Granite Group A Countertops
- Designer Tile Backsplash
- Double Bowl Sink w/ Pull-Out Faucet in Stainless Steel
- Recessed Can Lighting



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KITCHEN FEATURES (CONT.)

- Stainless Steel Dishwasher, 30" Self-Cleaning Gas Range w/ Sealed Burners and Microwave Oven Over the Range
- 1/3 HP Garbage Disposal
- Oversized Pantry w/ Ventilated Tight Wire Shelving
- 3 Pendant Lighting Above Island

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" Brushed Nickel Framed Shower Door in Owner's Bath
- Decorative Tile Floors in Owner's Bath & Secondary Bath
- Maple Recessed Panel Vanity Cabinets with HIMACS Solid Surface Countertops (all baths)
- 4" Spread Brushed Nickel Faucets (all baths)
- Raised, Elongated Toilets (all baths)
- Tub with Tile Shower Surround in Second Bath
- 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

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- 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



GARDEN SERIES

THE BAILEY

2 Bedrooms | 2 Bathrooms | Study | 2-Car Garage | 1,675+ Square Feet



FEATURES:

Gracious 2 Bedroom | 2 Bath Ranch Home | Study

Second Floor Attic Storage Accessed by Permanent Stairs

Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat

Island Kitchen Opens to Vaulted Dining, Great Room and Patio

Private Side Patio and Fenced Courtyard Retreat

A 55 OR BETTER COMMUNITY FROM THE MID \$300s

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2.16.22





ELEVATION A



ELEVATION B



ELEVATION C

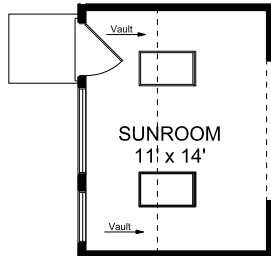


ELEVATION D

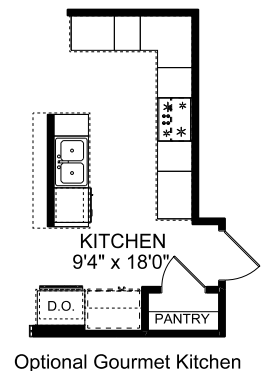
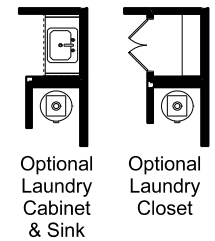
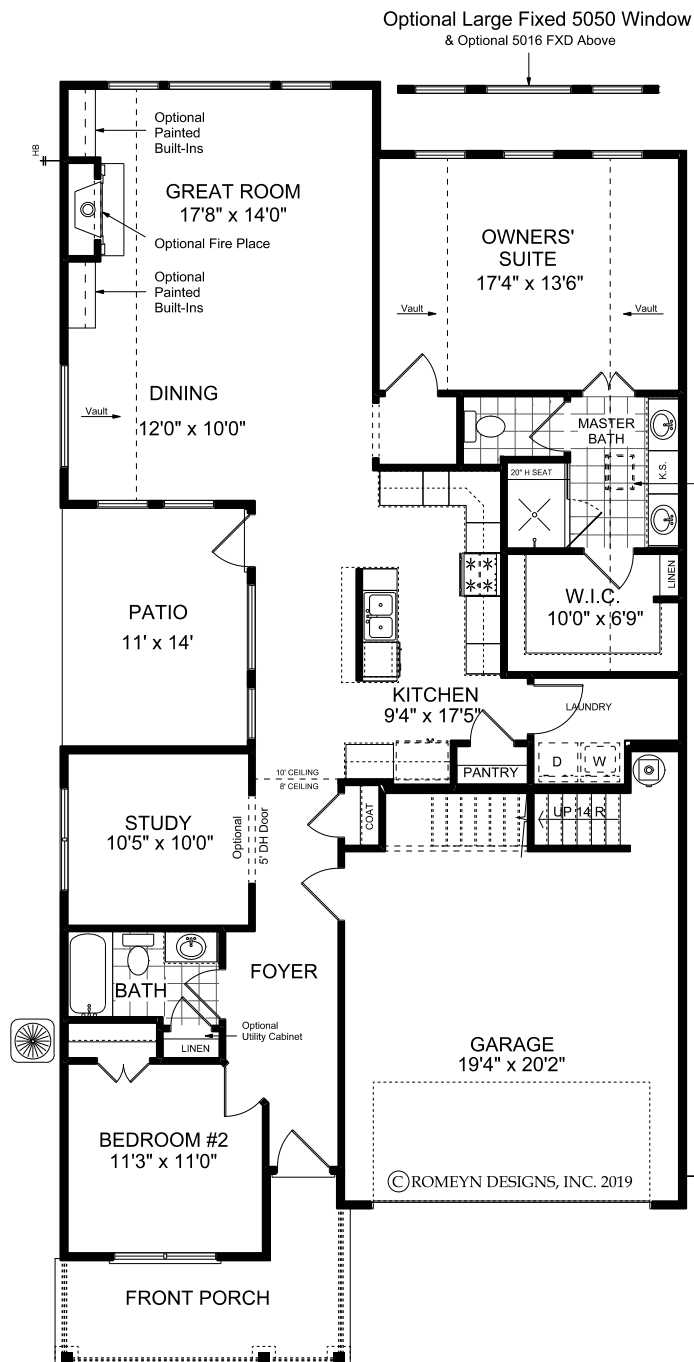
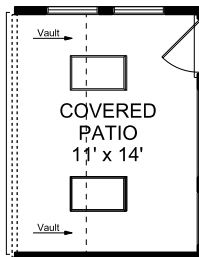
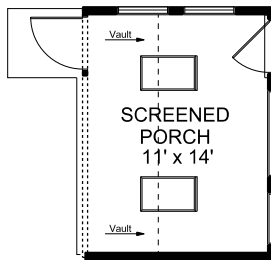
Shutters are pre-determined per plan and are not optional.
Brick homes receive raised panel shutters, per plan.
Stone homes receive board and batten shutters, per plan.

THE BAILEY

2 Bedrooms | 2 Bathrooms | Study | 2-Car Garage | 1,675+ Square Feet



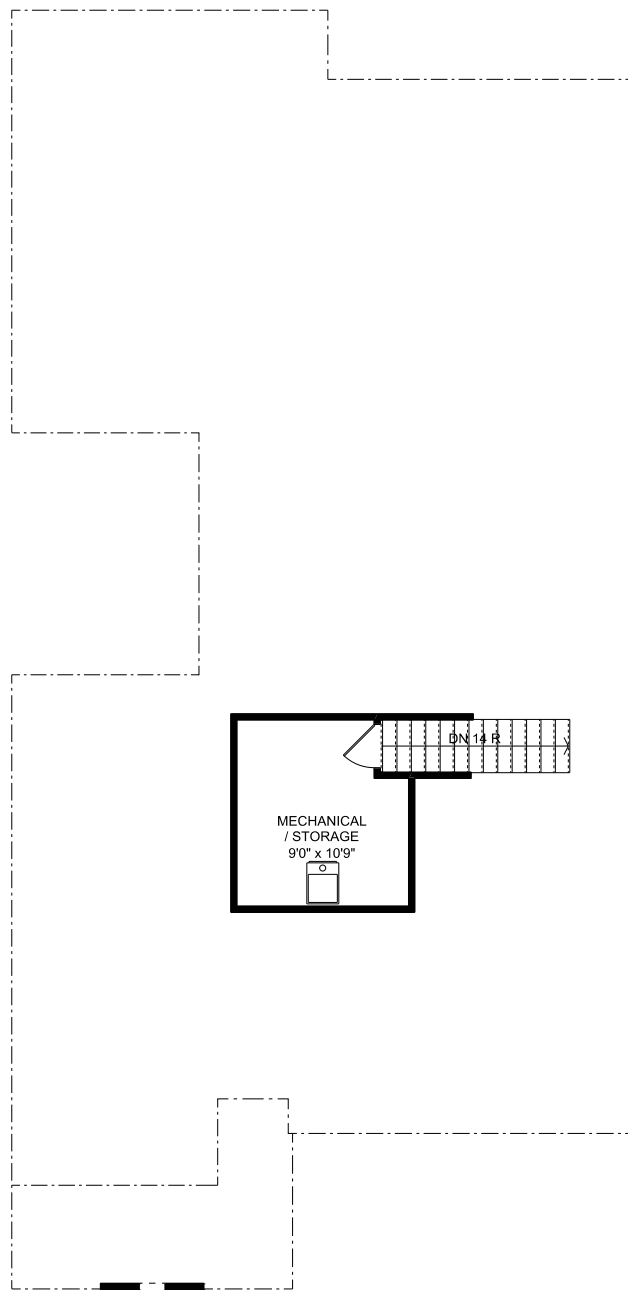
ADDS
154 SQ. FT.





GARDEN SERIES

THE BAILEY ATTIC STORAGE





GARDEN SERIES

THE BAILEY WITH BONUS

2-3 Bedrooms | 2-3 Bathrooms | 2-Car Garage | 2,046+ Square Feet



FEATURES:

Gracious 2 Bedroom | 2 Bath Ranch Home | Study
Second Floor Bonus Room with Walk-In Closet and Additional Storage
Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat
Island Kitchen Opens to Vaulted Dining and Great Room
Private Side Covered Patio and Fenced Courtyard Retreat

A 55 OR BETTER COMMUNITY FROM THE MID \$300s

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2.5.20





ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

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THE BAILEY WITH BONUS

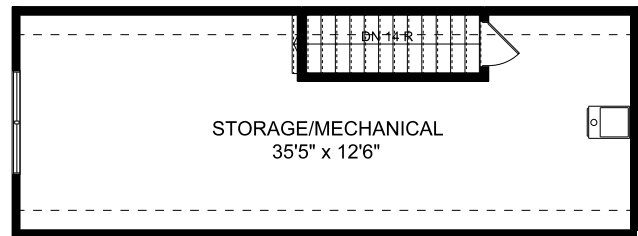
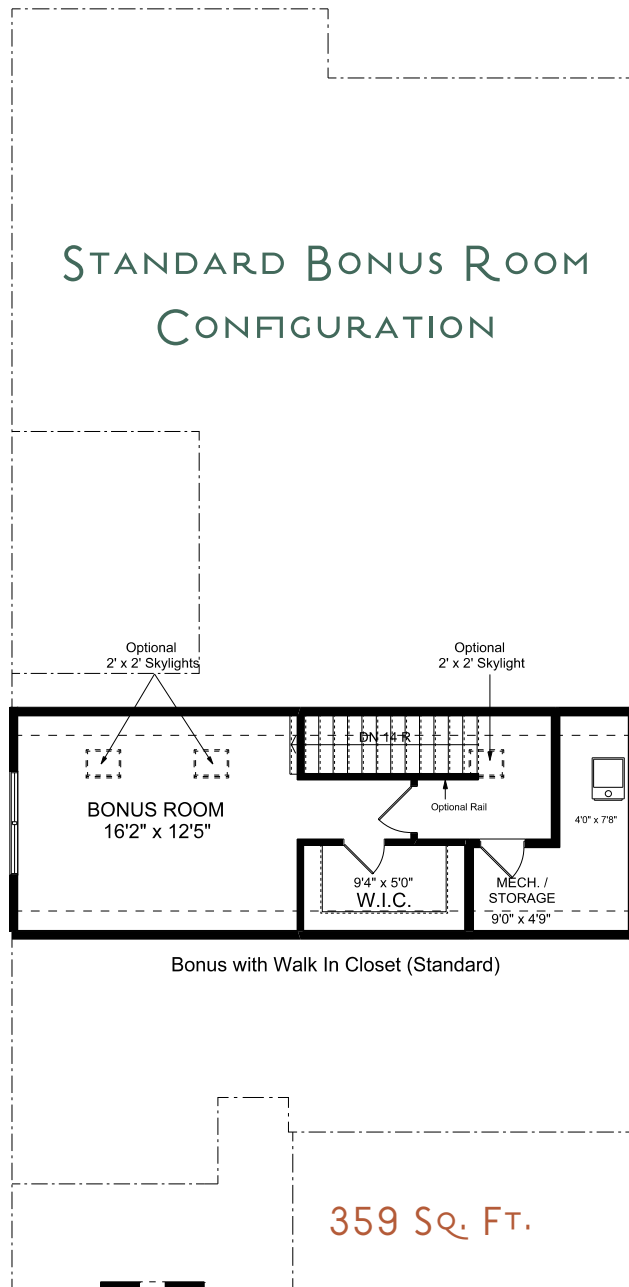
2-3 Bedrooms | 2-3 Bathrooms | 2-Car Garage | 2,046+ Square Feet

ADDS
154 SQ. FT.

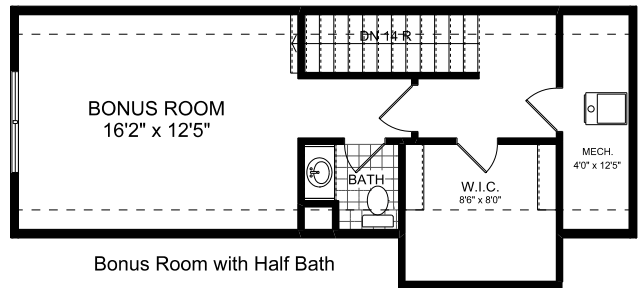


1687 SQ. FT.

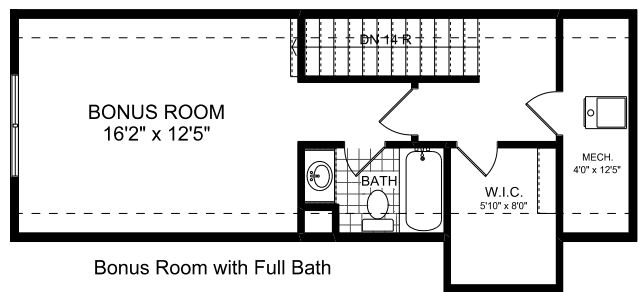
THE BAILEY WITH BONUS



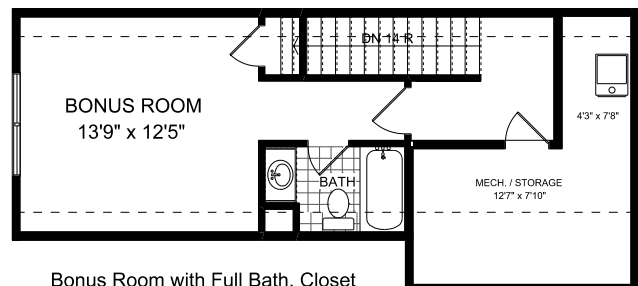
Additional Unfinished Attic Space



Bonus Room with Half Bath



Bonus Room with Full Bath



Bonus Room with Full Bath, Closet and Extended Attic Storage

OPTIONAL
BONUS ROOM CONFIGURATIONS



GARDEN SERIES

THE ASHTON

2 Bedrooms | 2 Bathrooms | Study | 2-Car Garage | 1,573+ Square Feet



FEATURES:

- Gracious 2 Bedroom | 2 Bath Ranch Home | Study
- Second Floor Attic Storage Accessed by Permanent Stairs
- Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat
- Island Kitchen Opens to Vaulted Dining and Great Room
- Private Rear Covered Porch and Fenced Courtyard Retreat

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ELEVATION A



ELEVATION B



ELEVATION C

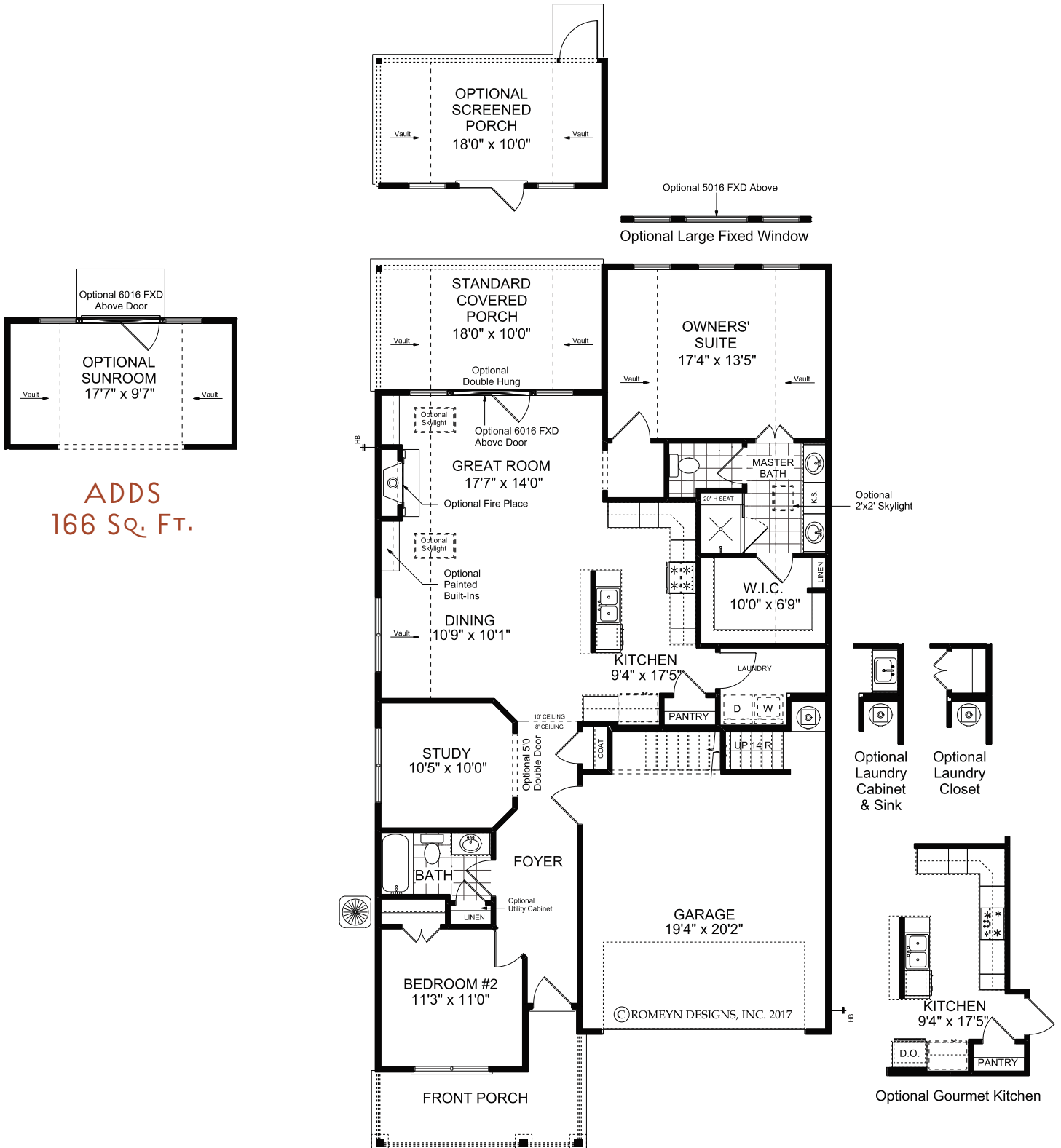


ELEVATION D

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Brick homes receive raised panel shutters, per plan.
Stone homes receive board and batten shutters, per plan.

THE ASHTON

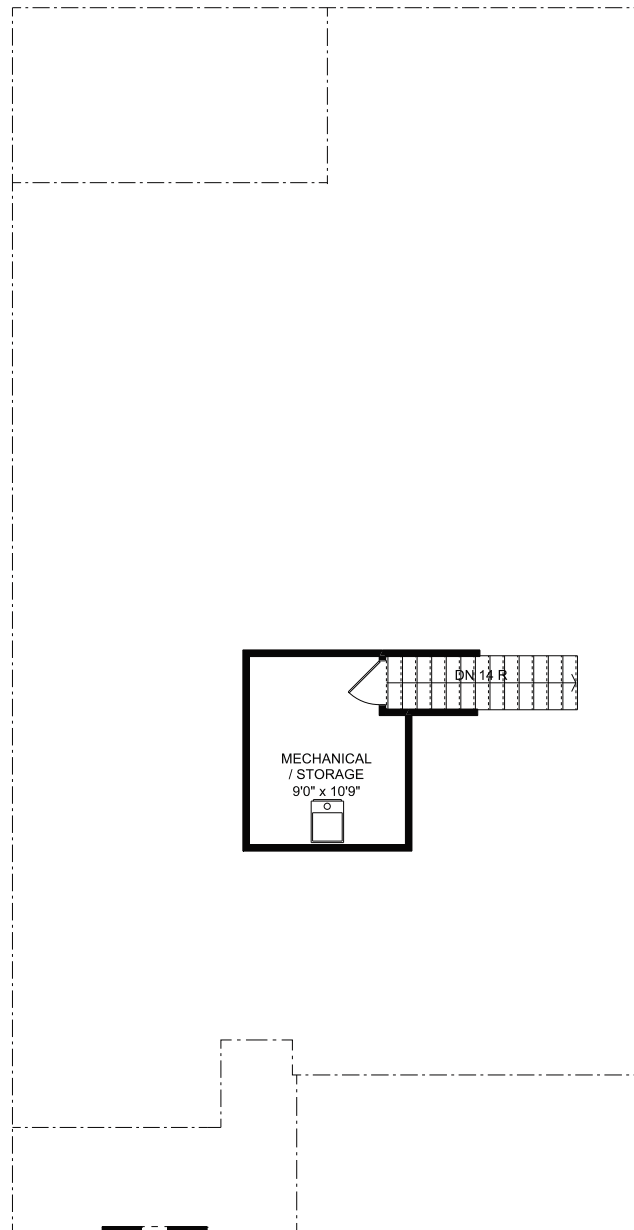
2 Bedrooms | 2 Bathrooms | Study | 2-Car Garage | 1,573+ Square Feet





GARDEN SERIES

THE ASHTON ATTIC STORAGE





GARDEN SERIES

THE ASHTON WITH BONUS

2-3 Bedrooms | 2-3 Bathrooms | Study | 2-Car Garage | 1,945+ Square Feet



FEATURES:

Popular 2 Bedroom | 2 Bath Ranch Home | Study
Second Floor Bonus Room with Walk-In Closet and Additional Storage
Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat
Island Kitchen Opens to Vaulted Dining and Great Room
Private Rear Covered Porch and Fenced Courtyard Retreat

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ELEVATION A



ELEVATION B



ELEVATION C



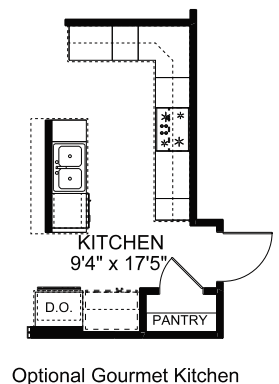
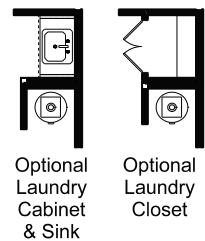
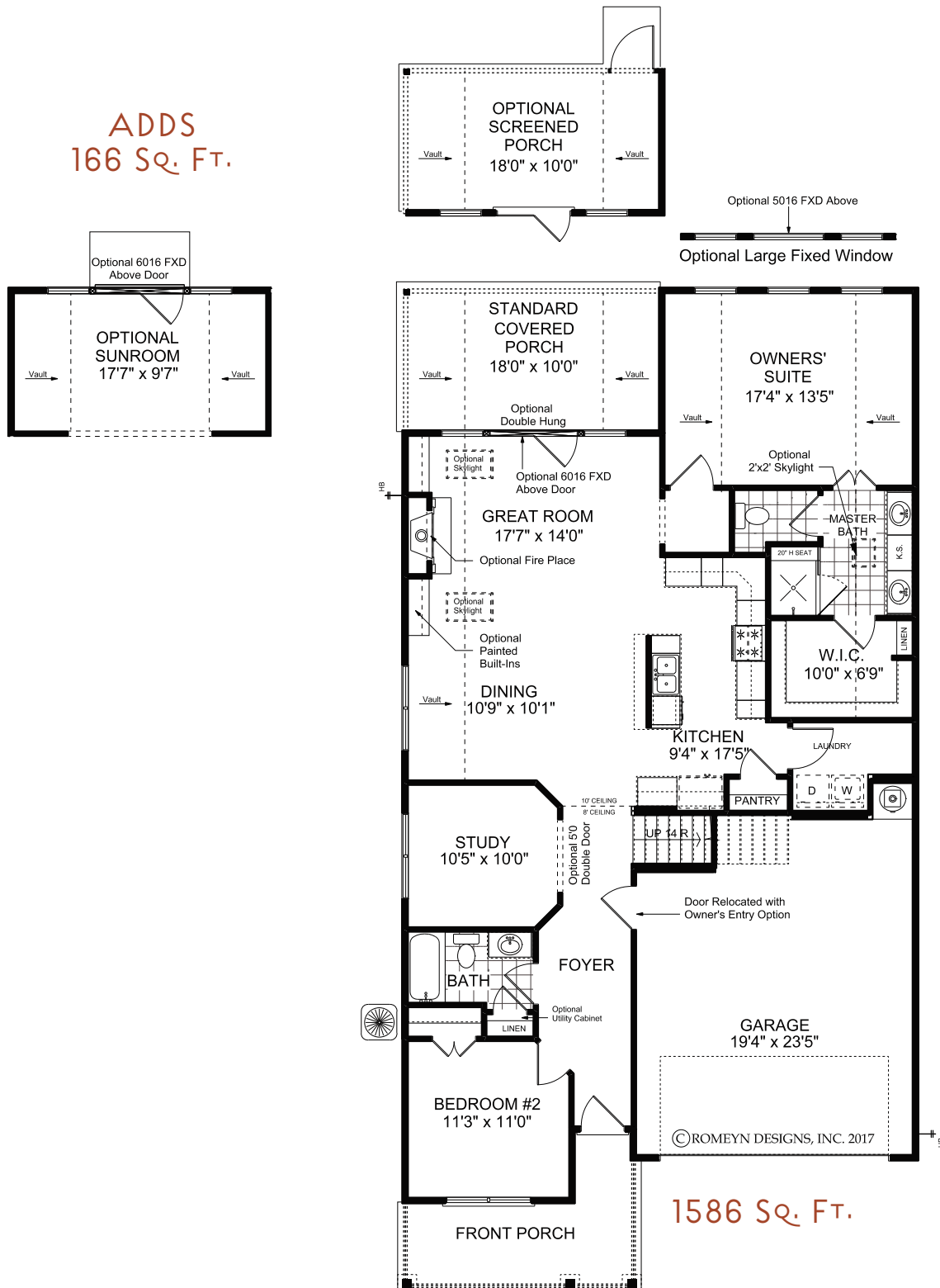
ELEVATION D

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THE ASHTON WITH BONUS

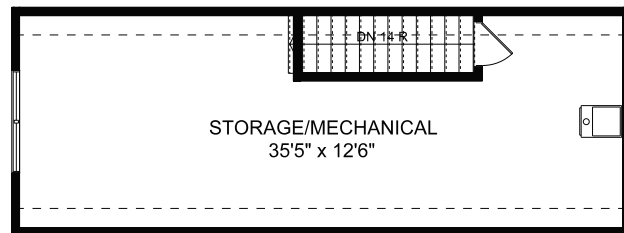
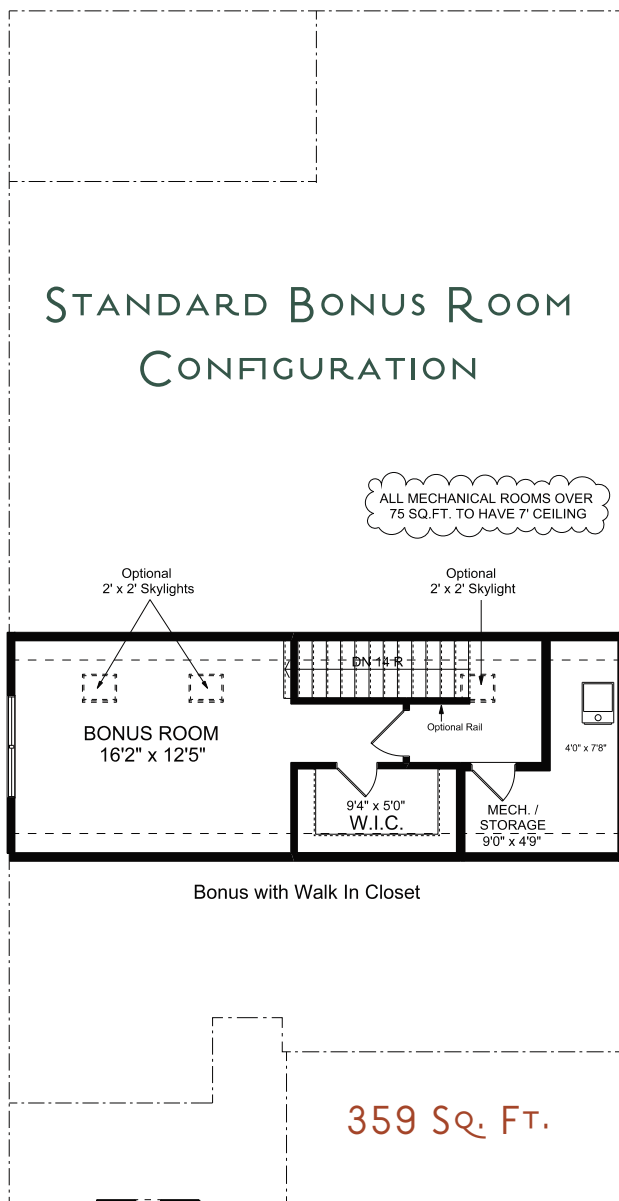
2-3 Bedrooms | 2-3 Bathrooms | Study | 2-Car Garage | 1,945+ Square Feet

ADDS
166 SQ. FT.

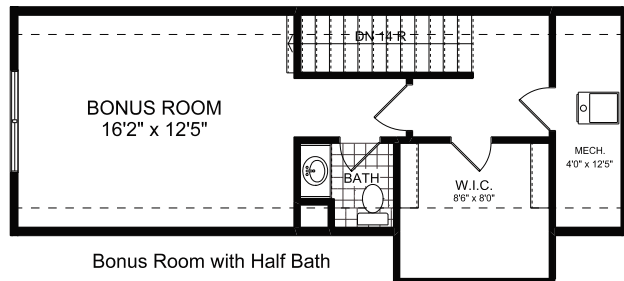


THE ASHTON WITH BONUS

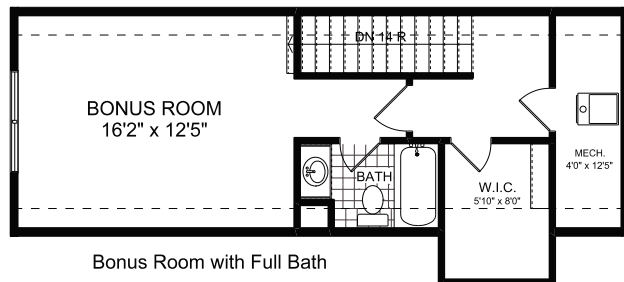
OPTIONAL BONUS ROOM CONFIGURATIONS



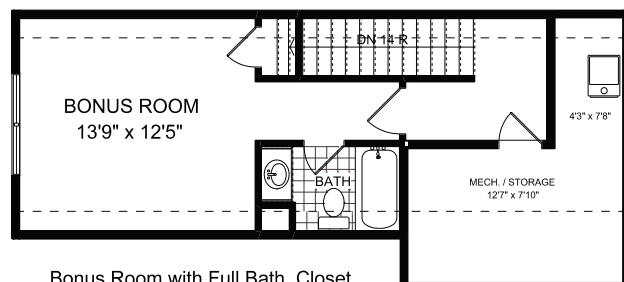
Additional Unfinished Attic Space



Bonus Room with Half Bath



Bonus Room with Full Bath



Bonus Room with Full Bath, Closet
and Extended Attic Storage



HOMESTEAD SERIES

THE HADLEY

2 Bedrooms | 2 Bathrooms | Study | 2-Car Garage | 1,758+ Square Feet



FEATURES:

Award-Winning 2 Bedroom | 2 Bath Ranch Home | Study

Second Floor Attic Storage Accessed by Permanent Stairs

Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat

Island Kitchen Opens to Vaulted Great Room and Formal Dining Area

Private Side Patio and Fenced Courtyard Retreat

A 55 OR BETTER COMMUNITY FROM THE \$300s

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2.5.20





ELEVATION A2



ELEVATION B2



ELEVATION C2

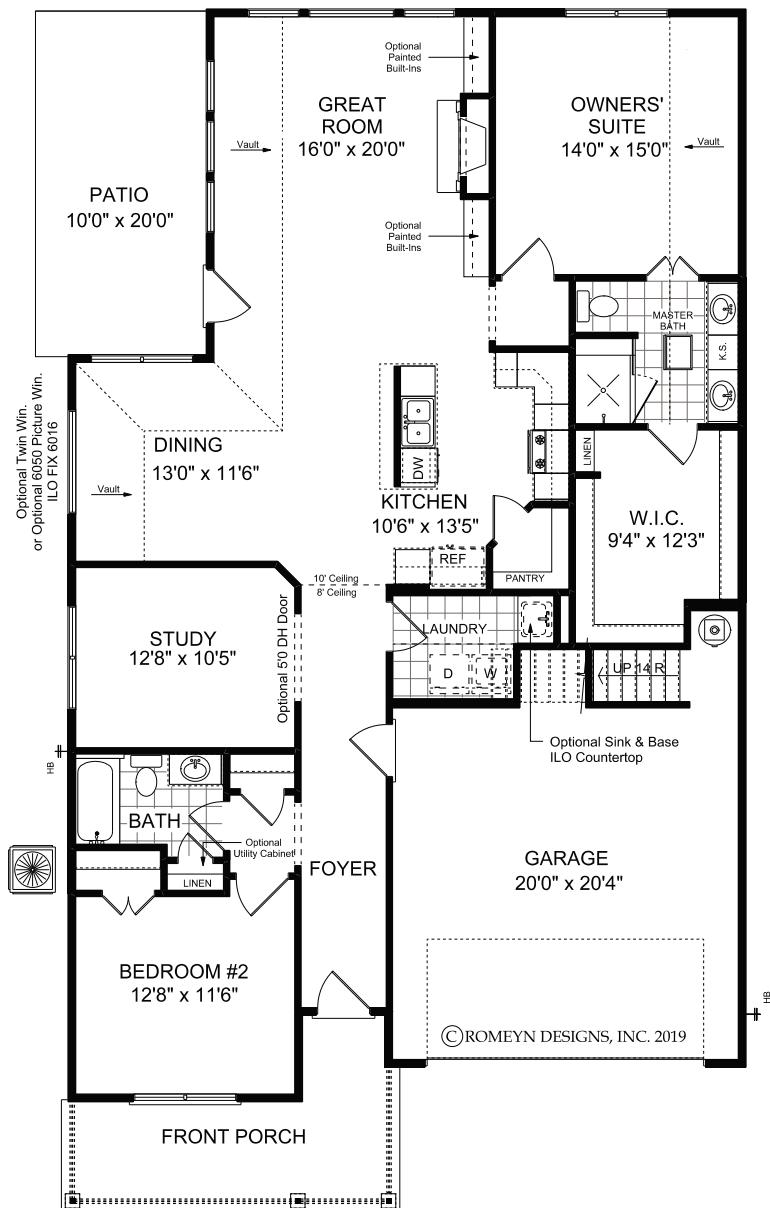
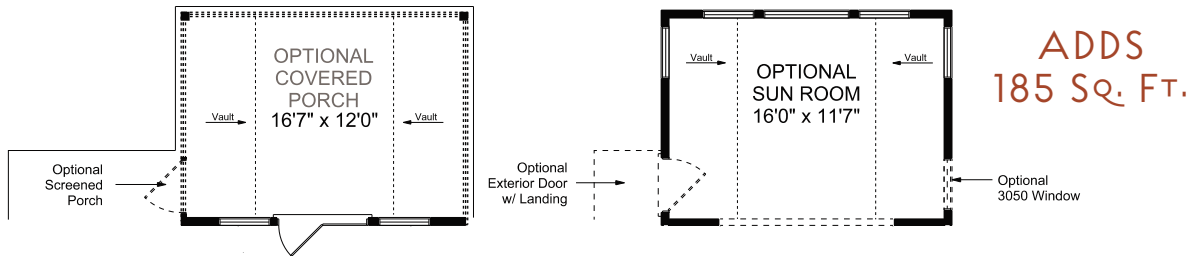


ELEVATION D2

Shutters are pre-determined per plan and are not optional.
 Brick homes receive raised panel shutters, per plan.
 Stone homes receive board and batten shutters, per plan.

THE HADLEY

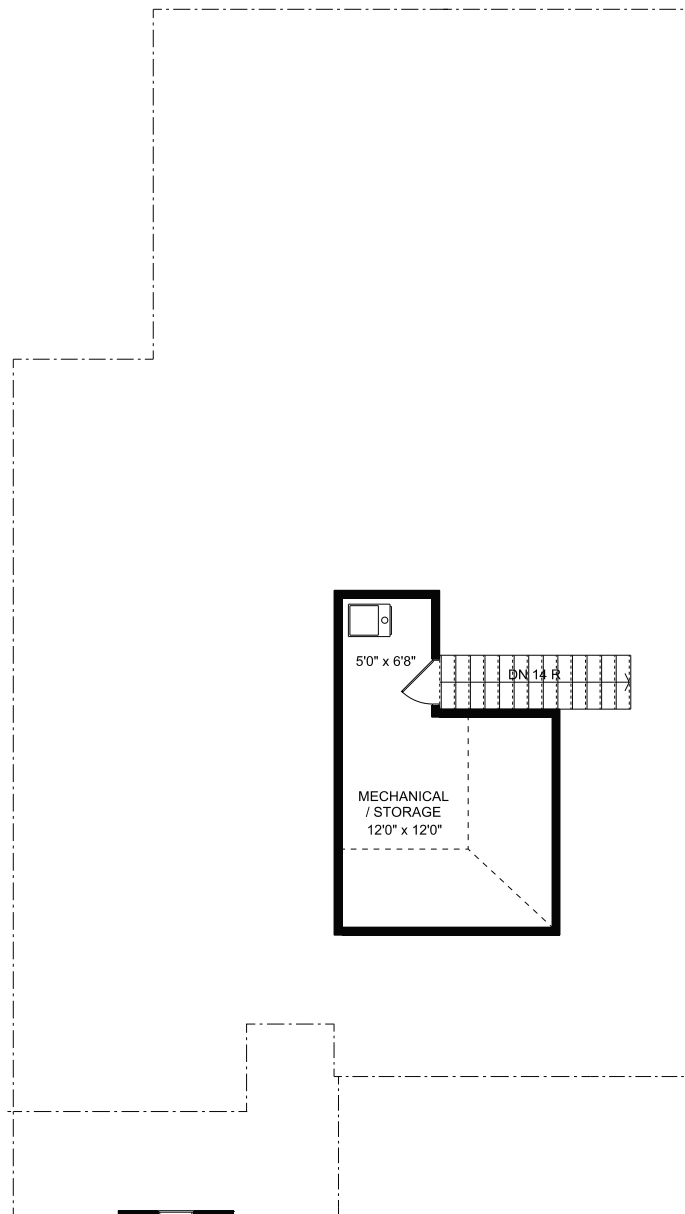
2 Bedrooms | 2 Bathrooms | Study | 2-Car Garage | 1,758+ Square Feet





HOMESTEAD SERIES

THE HADLEY ATTIC STORAGE





HOMESTEAD SERIES

THE NEWBURY

3 Bedrooms | 2 Bathrooms | Dining | 2-Car Garage | 2,034+ Square Feet



FEATURES:

New 3 Bedroom | 2 Bath Ranch Home | Dining

Second Floor Attic Storage Accessed by Permanent Stairs

Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat

Island Kitchen Opens to Spacious Great Room and Formal Dining Area

Private Side Patio and Fenced Courtyard Retreat



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12.20.22





ELEVATION A



ELEVATION B



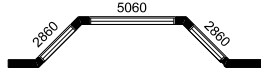
ELEVATION C



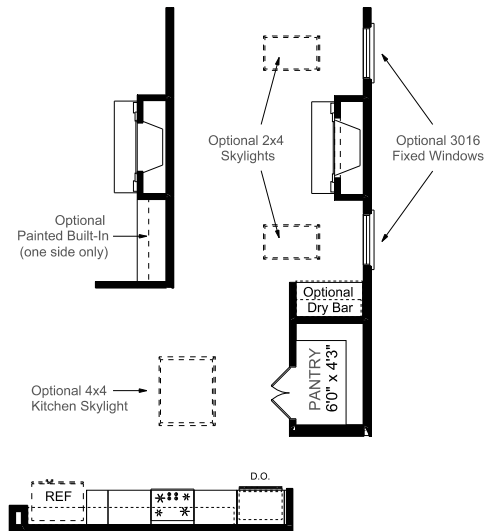
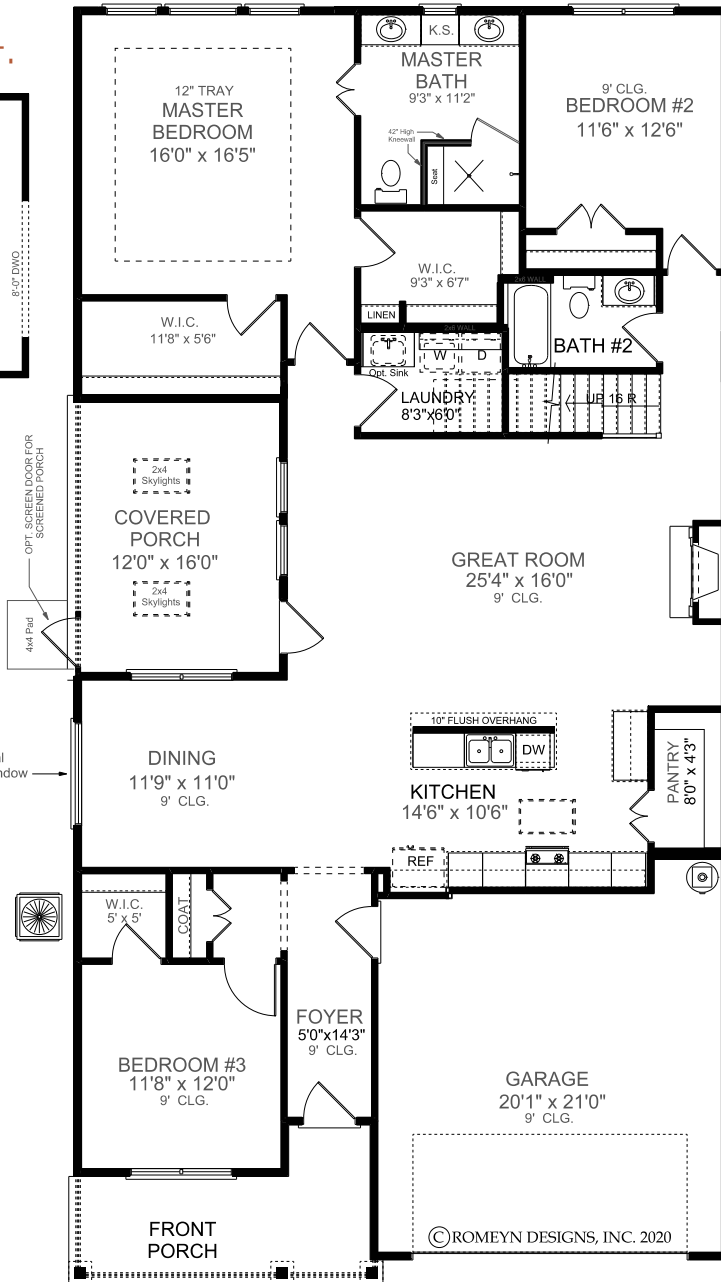
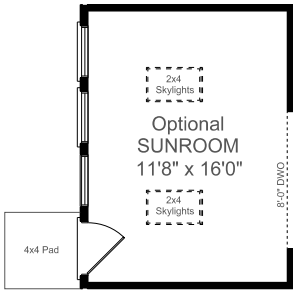
ELEVATION D

Shutters are pre-determined per plan and are not optional.
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 Stone homes receive board and batten shutters, per plan.

Optional Bay Window



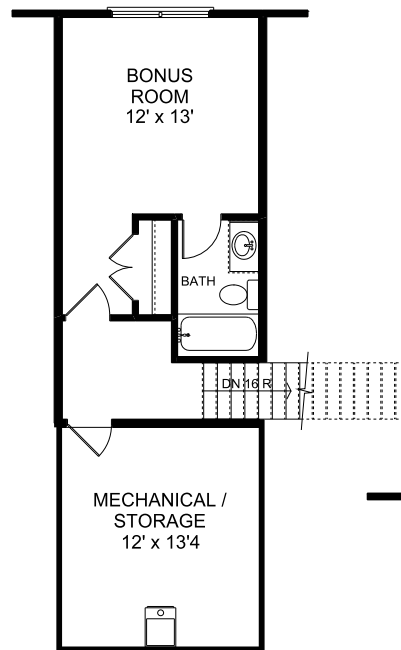
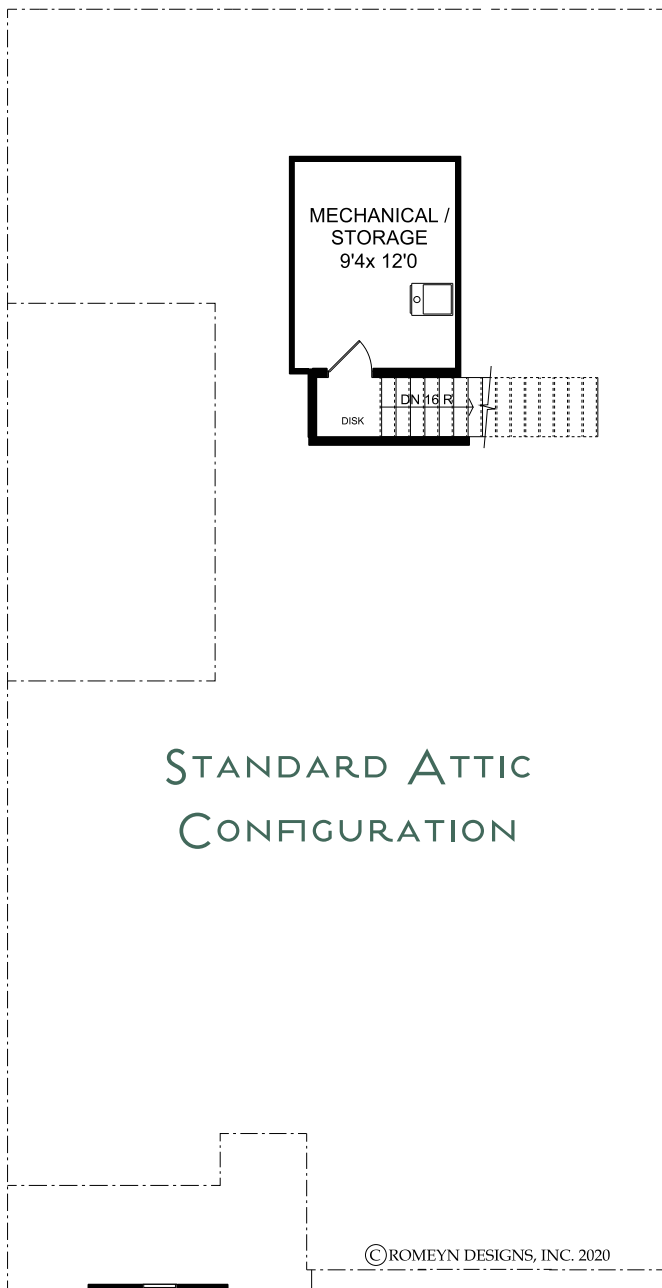
ADDS
185 SQ. FT.



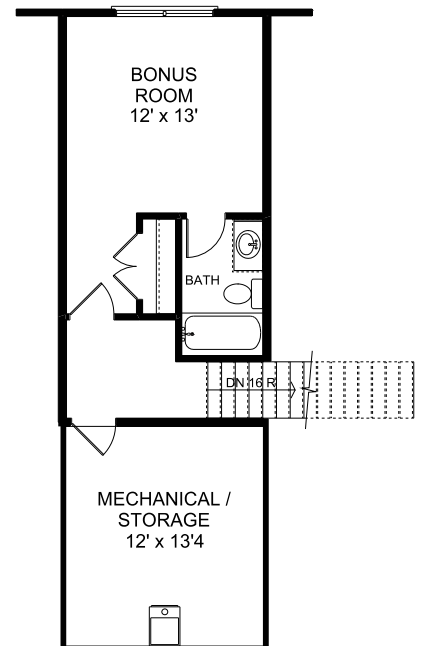
OPTIONAL GOURMET KITCHEN

Optional Study
Half Bath
and Walk In Closet

THE NEWBURY



ADDS
326 SQ. FT.



OPTIONAL
BONUS ROOM CONFIGURATIONS



HOMESTEAD SERIES

THE HARRISON SP

2-3 Bedrooms | 2 Bathrooms | 2-Car Garage | 2,130+ Square Feet



FEATURES:

Award-Winning 2 Bedroom | 2 Bath Ranch Home | Study
Second Floor Attic Storage Accessed by Permanent Stairs
Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat
Island Kitchen Opens to Vaulted Dining and Great Room
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2.19.21





ELEVATION A2



ELEVATION B2



ELEVATION C2



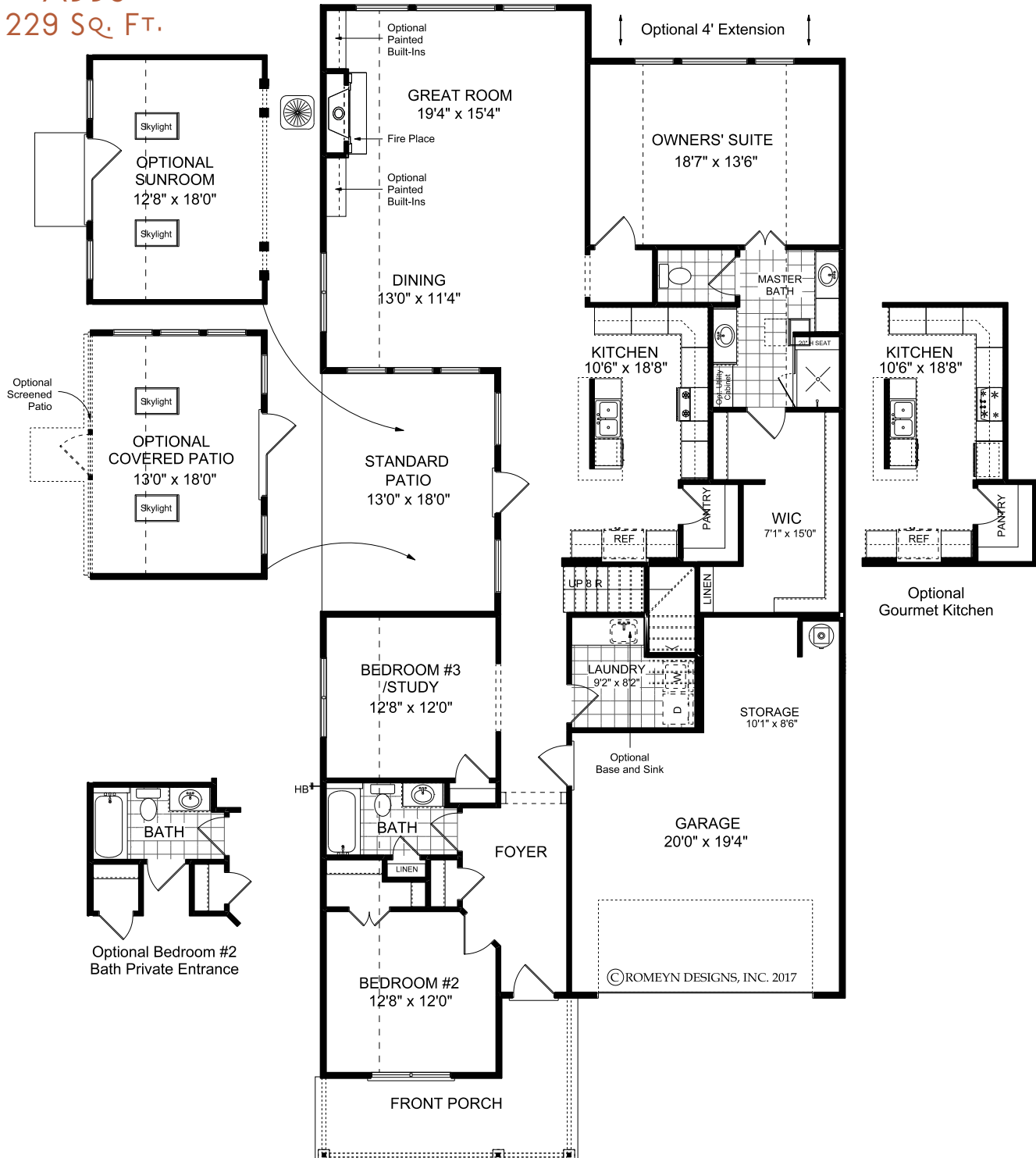
ELEVATION D2

Shutters are pre-determined per plan and are not optional.
Brick homes receive raised panel shutters, per plan.
Stone homes receive board and batten shutters, per plan.

THE HARRISON SP

2-3 Bedrooms | 2 Bathrooms | 2-Car Garage | 2,130+ Square Feet

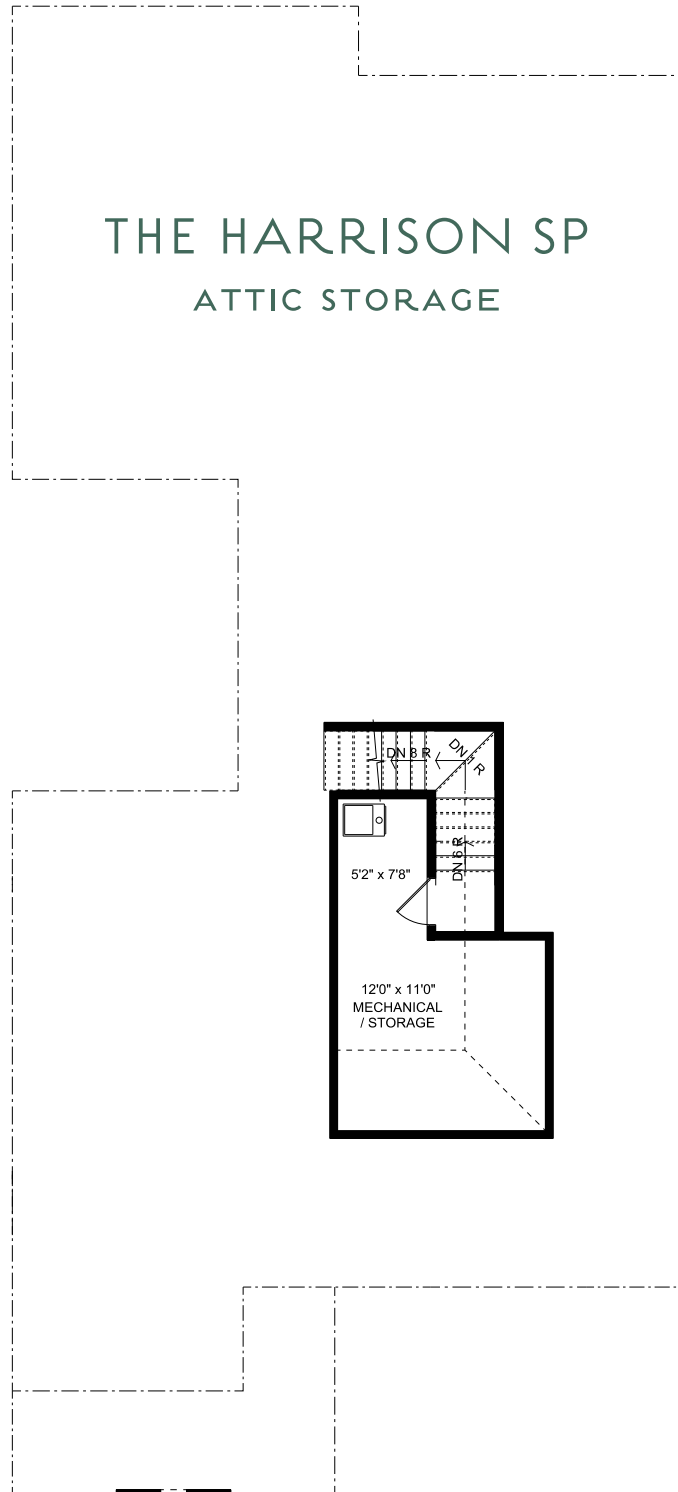
ADDS
229 SQ. FT.





HOMESTEAD SERIES

THE HARRISON SP ATTIC STORAGE





HOMESTEAD SERIES

THE HARRISON SP WITH BONUS

3-4 Bedrooms | 2-3 Bathrooms | 2-Car Garage | 2,416+ Square Feet



FEATURES:

Award-Winning 2 Bedroom | 2 Bath Ranch Home | Study

Second Floor Bonus Room with Closet and Additional Storage

Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat

Island Kitchen Opens to Vaulted Dining and Great Room

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ELEVATION A2



ELEVATION B2



ELEVATION C2



ELEVATION D2

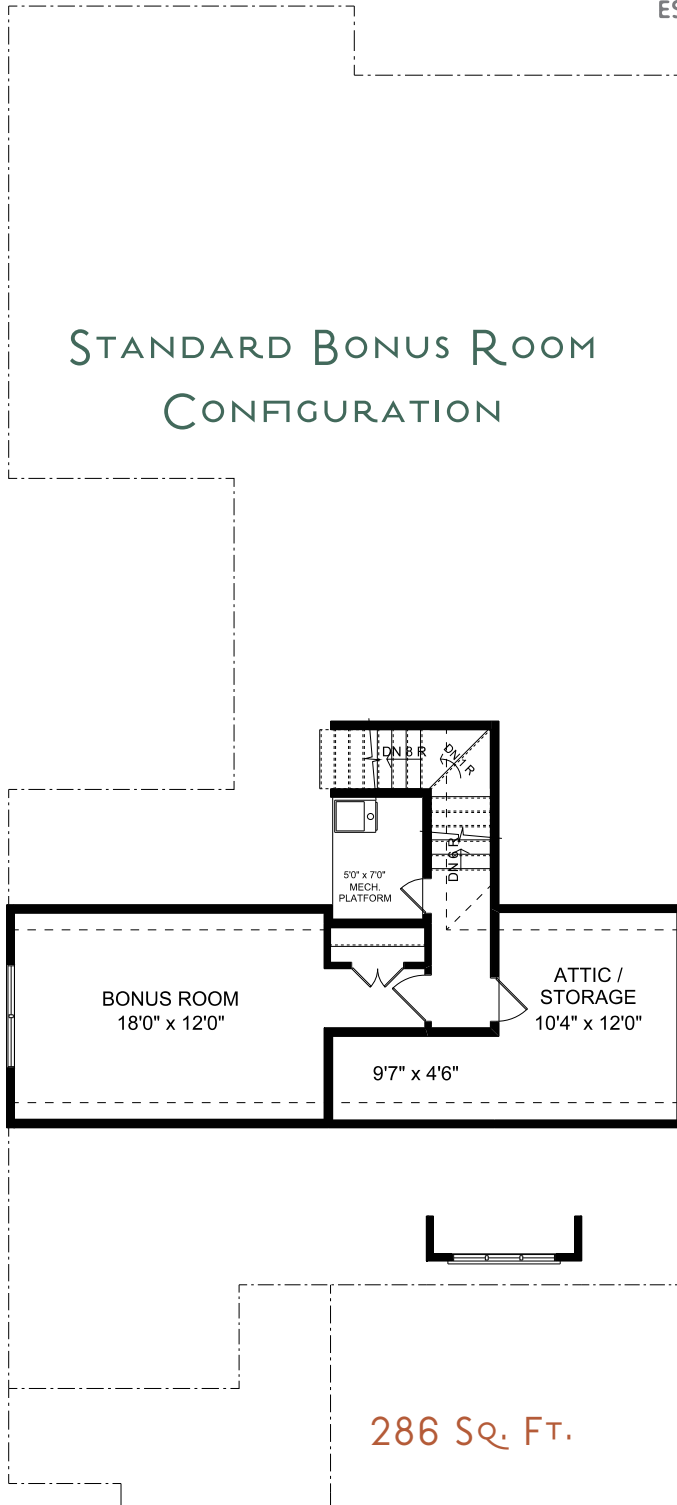
Shutters are pre-determined per plan and are not optional.
Brick homes receive raised panel shutters, per plan.
Stone homes receive board and batten shutters, per plan.

3-4 Bedrooms | 2-3 Bathrooms | 2-Car Garage | 2,416+ Square Feet

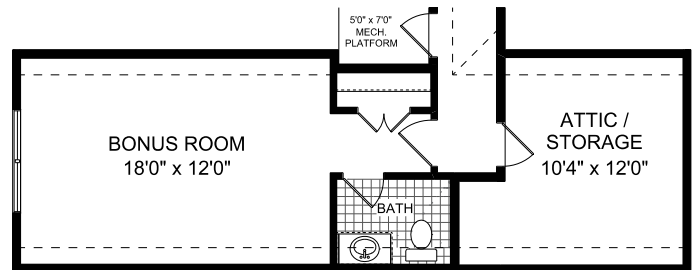
ADDS
229 SQ. FT.



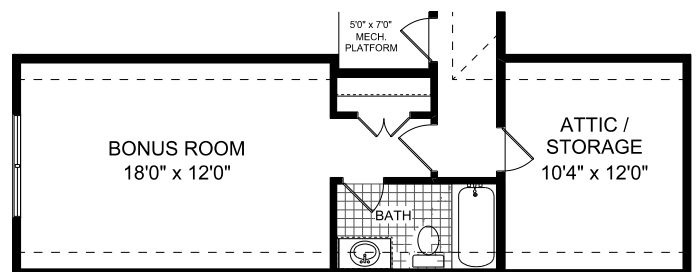
STANDARD BONUS ROOM
CONFIGURATION



OPTIONAL
BONUS ROOM CONFIGURATIONS



Bonus Room with Half Bath



Bonus Room with Full Bath



HOMESTEAD SERIES

THE HARRISON RP

2-3 Bedrooms | 2 Bathrooms | 2-Car Garage | 2,083+ Square Feet



FEATURES:

- Award-Winning 2 Bedroom | 2 Bath Ranch Home | Study
- Second Floor Attic Storage Accessed by Permanent Stairs
- Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat
- Island Kitchen Opens to Vaulted Dining and Great Room
- Private Side Patio and Fenced Courtyard Retreat

A 55 OR BETTER COMMUNITY FROM THE \$300s

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ELEVATION A2



ELEVATION B2



ELEVATION C2



ELEVATION D2

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Brick homes receive raised panel shutters, per plan.
Stone homes receive board and batten shutters, per plan.

THE HARRISON RP

2-3 Bedrooms | 2 Bathrooms | 2-Car Garage | 2,083+ Square Feet

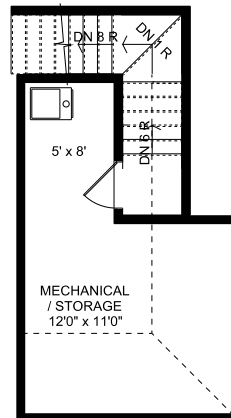
ADDS
234 SQ. FT.





HOMESTEAD SERIES

THE HARRISON RP ATTIC STORAGE





HOMESTEAD SERIES

THE HARRISON RP WITH BONUS

3-4 Bedrooms | 2-3 Bathrooms | 2-Car Garage | 2,403+ Square Feet



FEATURES:

- Spacious 2 Bedroom | 2 Bath Ranch Home | Study
- Second Floor Bonus Room with Closet and Additional Storage
- Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat
- Island Kitchen Opens to Vaulted Dining and Great Room
- Private Side Patio and Fenced Courtyard Retreat

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ELEVATION A2



ELEVATION B2



ELEVATION C2



ELEVATION D2

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 Brick homes receive raised panel shutters, per plan.
 Stone homes receive board and batten shutters, per plan.

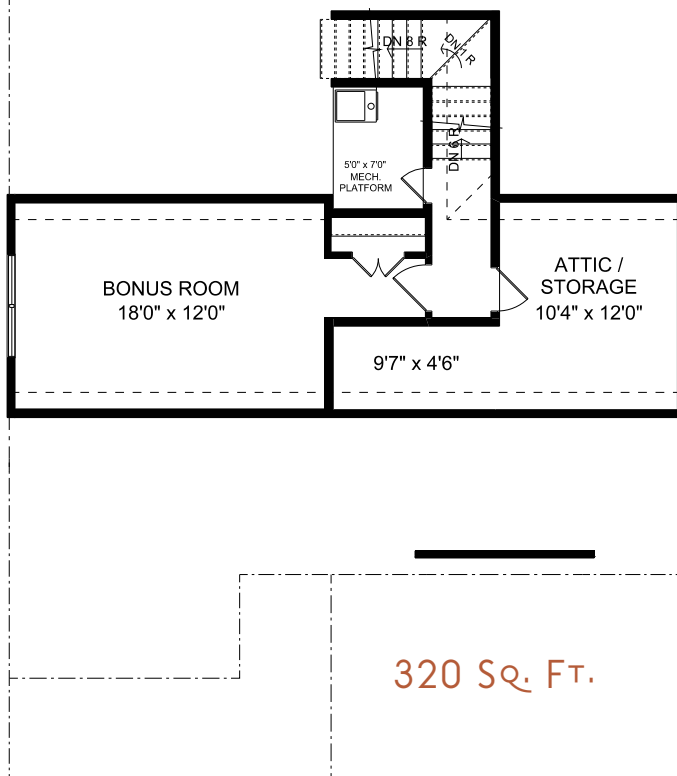
3-4 Bedrooms | 2-3 Bathrooms | 2-Car Garage | 2,403+ Square Feet

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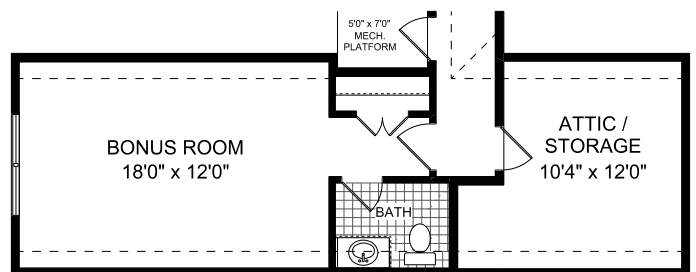
2083 SQ. FT.

THE HARRISON RP WITH BONUS

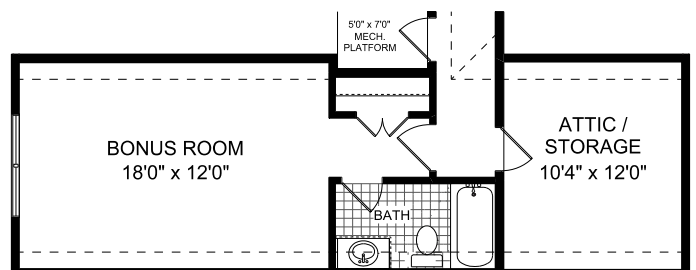
STANDARD BONUS ROOM CONFIGURATION



OPTIONAL BONUS ROOM CONFIGURATIONS



Bonus Room with Half Bath



Bonus Room with Full Bath



HOMESTEAD SERIES

THE MADISON SP

2-3 Bedrooms | 2 Bathrooms | 3-Car Garage | 2,130+ Square Feet



FEATURES:

- 2 Bedroom | 2 Bath Ranch Home | Study | 3-Car Garage
- Second Floor Attic Storage Accessed by Permanent Stairs
- Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat
- Island Kitchen Opens to Spacious Dining and Great Room
- Private Side Patio and Fenced Courtyard Retreat



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9.1.22





ELEVATION A2



ELEVATION B2



ELEVATION C2



ELEVATION D2

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 Stone homes receive board and batten shutters, per plan.

THE MADISON SP

2-3 Bedrooms | 2 Bathrooms | 3-Car Garage | 2,130+ Square Feet

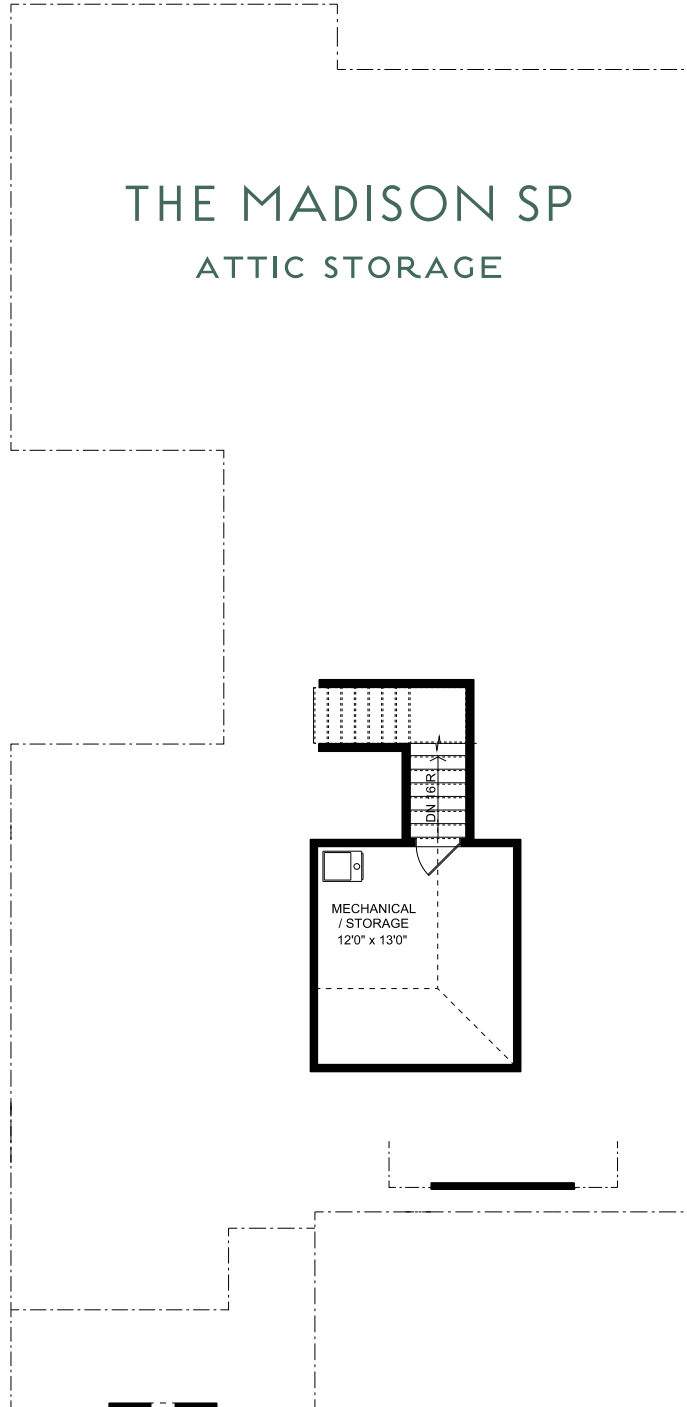
ADDS
225 SQ. FT.





HOMESTEAD SERIES

THE MADISON SP ATTIC STORAGE





HOMESTEAD SERIES

THE MADISON SP WITH BONUS

2-4 Bedrooms | 2-3 Bathrooms | 3-Car Garage | 2,454+ Square Feet



FEATURES:

2 Bedroom | 2 Bath Ranch Home | Study | 3-Car Garage

Second Floor Bonus/3rd Bedroom & Storage

Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat

Island Kitchen Opens to Spacious Dining and Great Room

Private Side Patio and Fenced Courtyard Retreat



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ELEVATION A2



ELEVATION B2



ELEVATION C2



ELEVATION D2

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THE MADISON SP WITH BONUS

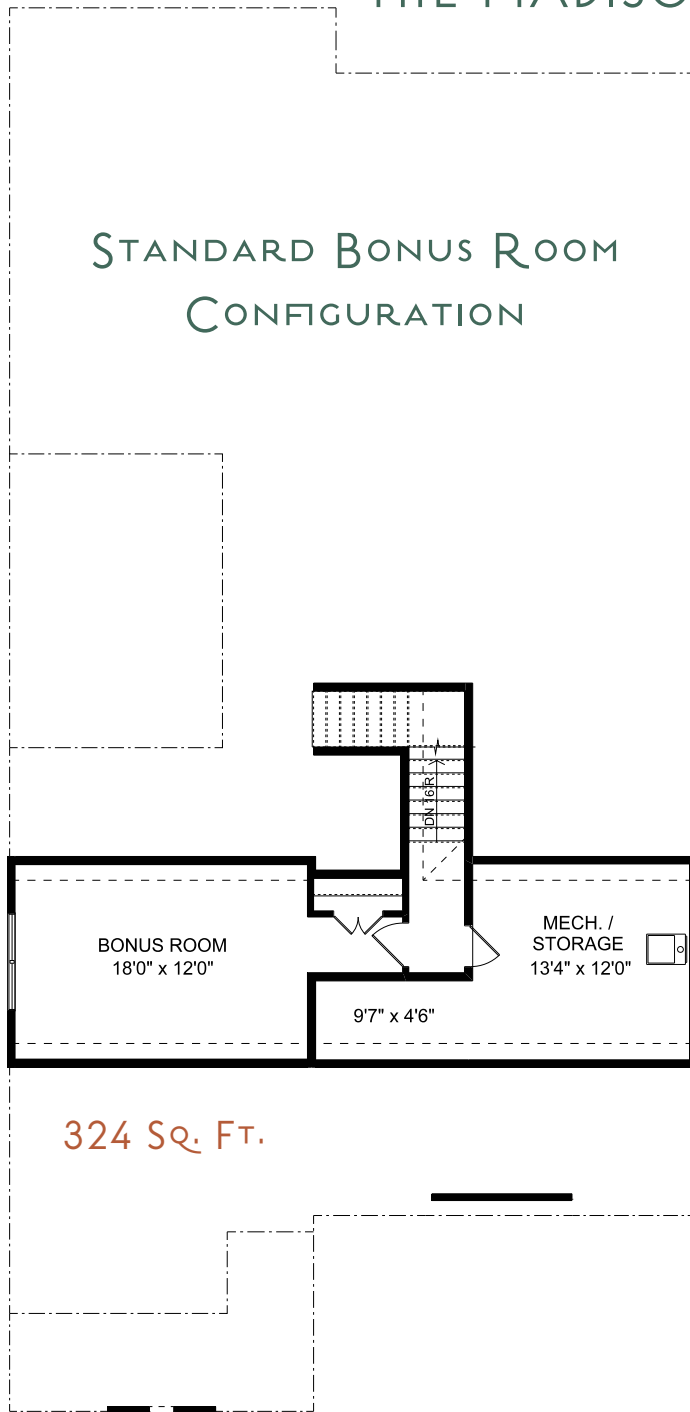
2-4 Bedrooms | 2-3 Bathrooms | 3-Car Garage | 2,454+ Square Feet

ADDS
225 SQ. FT.

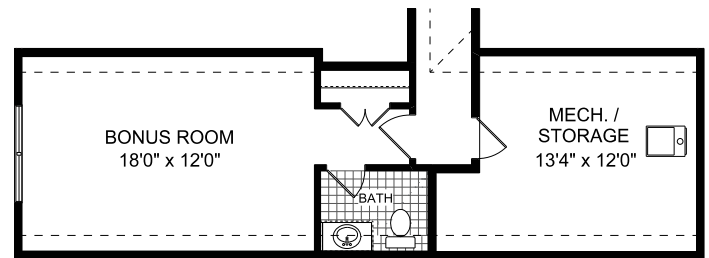


THE MADISON SP WITH BONUS

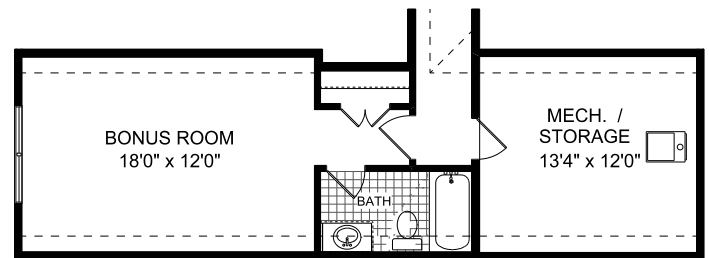
STANDARD BONUS ROOM CONFIGURATION



OPTIONAL BONUS ROOM CONFIGURATIONS



Bonus Room with Half Bath - 360 SQ.FT.



Bonus Room with Full Bath - 375 SQ.FT.



HOMESTEAD SERIES

THE MADISON RP

2-3 Bedrooms | 2 Bathrooms | 3-Car Garage | 2,041+ Square Feet



FEATURES:

2 Bedroom | 2 Bath Ranch Home | Study | 3-Car Garage
Second Floor Attic Storage Accessed by Permanent Stairs
Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat
Island Kitchen Opens to Spacious Dining and Great Room
Private Rear Covered Porch and Fenced Courtyard Retreat



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ELEVATION A2



ELEVATION B2



ELEVATION C2



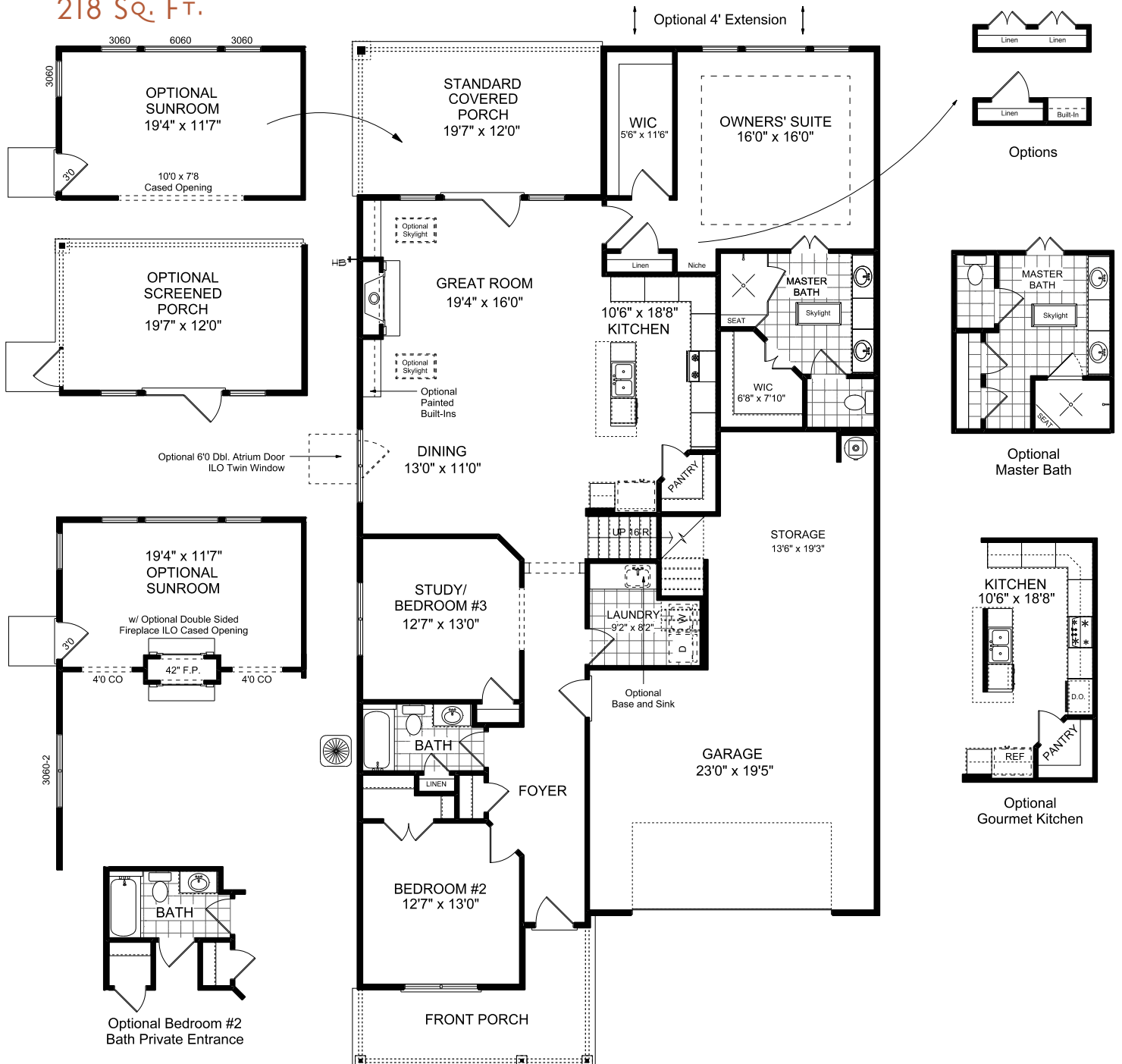
ELEVATION D2

Shutters are pre-determined per plan and are not optional.
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THE MADISON RP

2-3 Bedrooms | 2 Bathrooms | 3-Car Garage | 2,041+ Square Feet

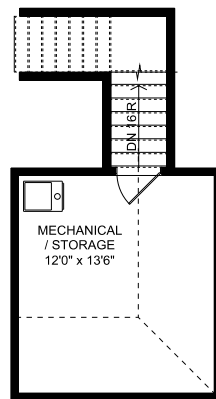
ADDS
218 SQ. FT.





HOMESTEAD SERIES

THE MADISON RP ATTIC STORAGE





HOMESTEAD SERIES

THE MADISON RP WITH BONUS

2-4 Bedrooms | 2-3 Bathrooms | 3-Car Garage | 2,365+ Square Feet



FEATURES:

2 Bedroom | 2 Bath Ranch Home | Study | 3-Car Garage

Second Floor Bonus/3rd Bedroom & Storage

Owner's Suite with Luxurious Bath and Walk-in Shower with Bench Seat

Island Kitchen Opens to Spacious Dining and Great Room

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ELEVATION A2



ELEVATION B2



ELEVATION C2



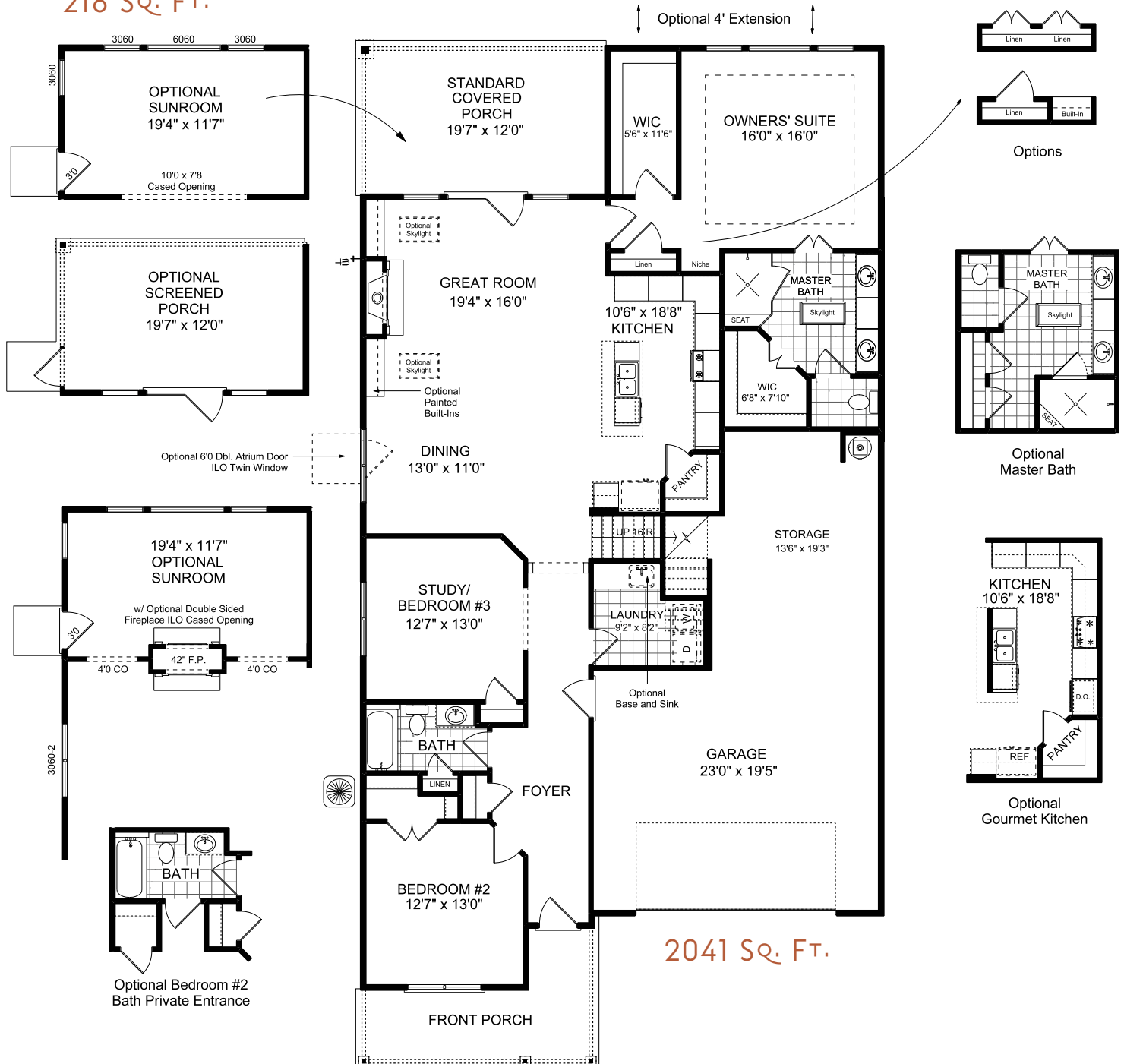
ELEVATION D2

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THE MADISON RP WITH BONUS

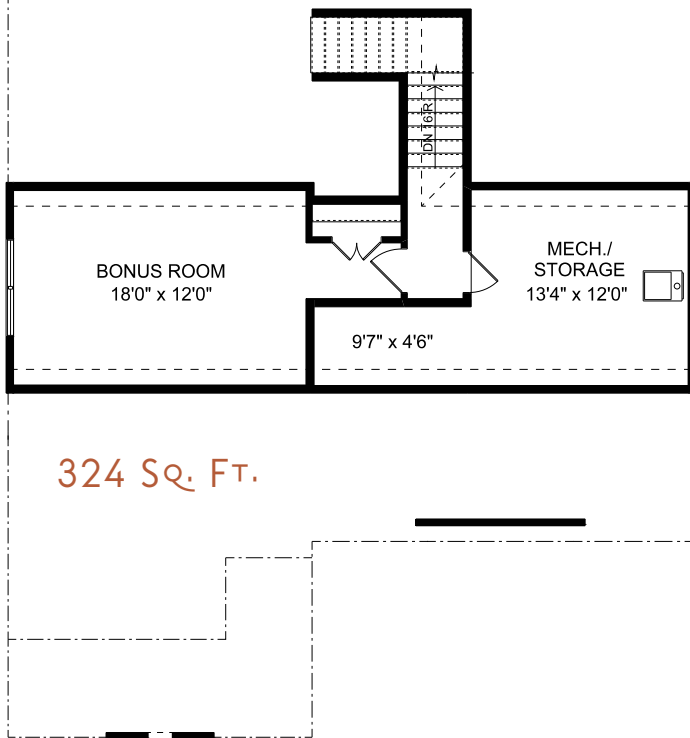
2-4 Bedrooms | 2-3 Bathrooms | 3-Car Garage | 2,365+ Square Feet

ADDS
218 SQ. FT.

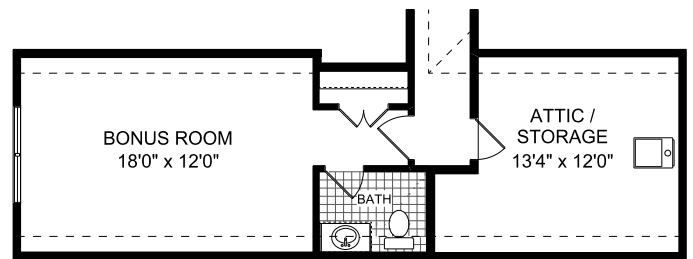


THE MADISON RP WITH BONUS

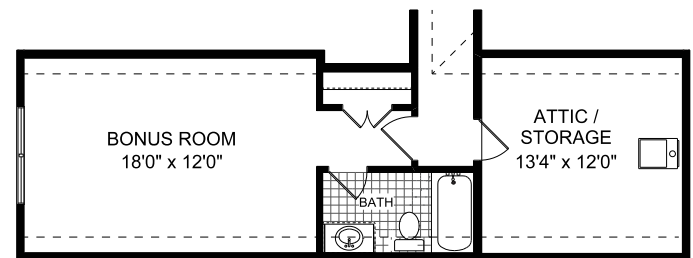
STANDARD BONUS ROOM CONFIGURATION



OPTIONAL BONUS ROOM CONFIGURATIONS



Bonus Room with Half Bath - 360 SQ.FT.



Bonus Room with Full Bath - 375 SQ.FT.