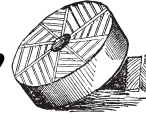


Dawson's Mill



GOODWYN BUILDING CO.

Montgomery's Hometown Builder



The Lilac \$219,900



The Charlotte \$228,500



The Lily \$231,900



The Cambridge \$236,900



The Azalea \$240,900



The Windsor \$244,900



The Aspen \$249,900



The Willow \$253,300



The Savannah \$257,900



The Birch \$259,500



The Magnolia \$265,300

 **\$0 DOWN FINANCING AVAILABLE**

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NEIGHBORHOODS AT
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PHILIP GOODWYN

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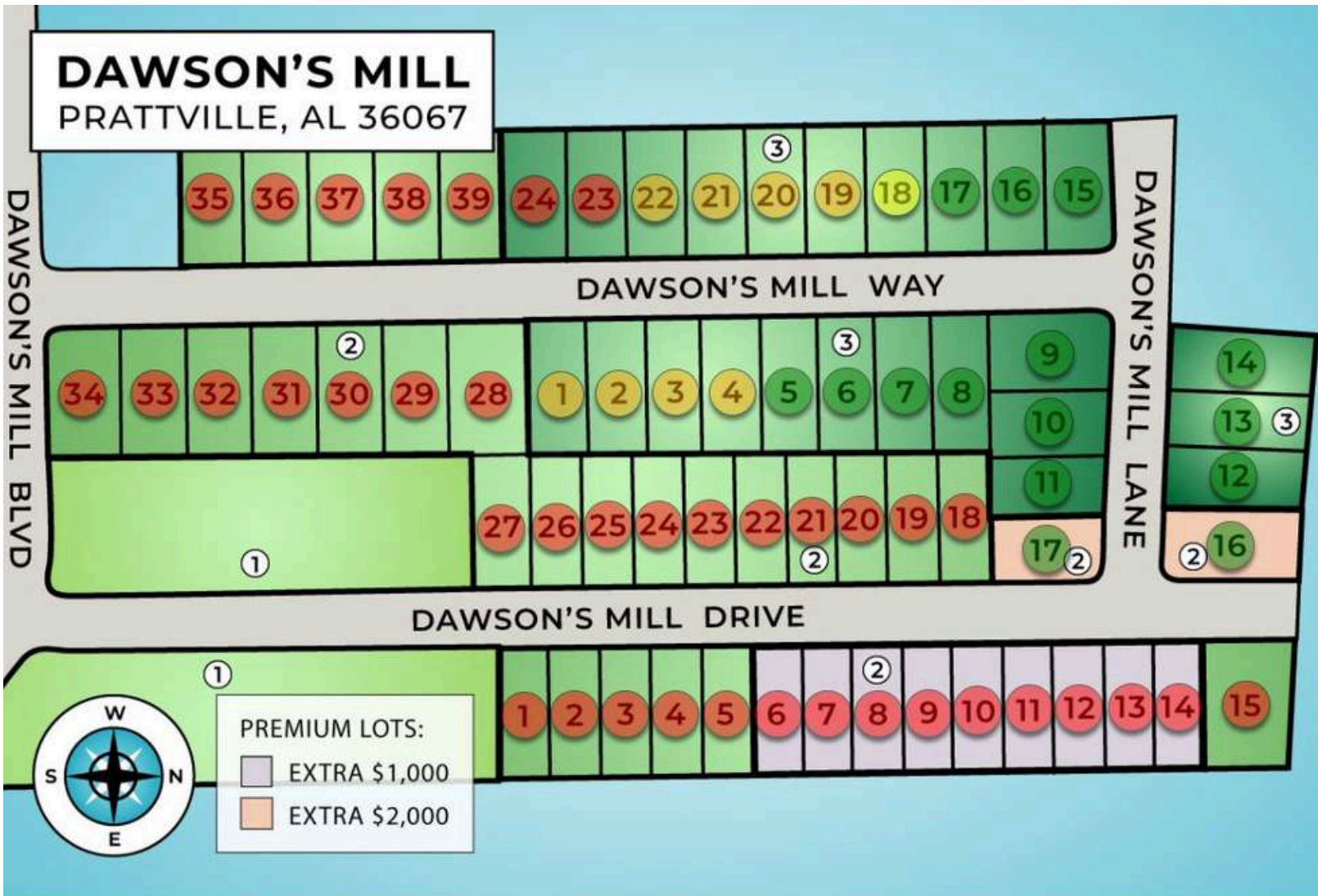
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7/11/24

Dawson's Mill

GOODWYN BUILDING CO.

Montgomery's Hometown Builder



7/11/24

ALSO BUILDING IN

Deatsville

Troy

Montgomery

Elmore

Prattville

LANDING PLACE

BUTTER
& EGG

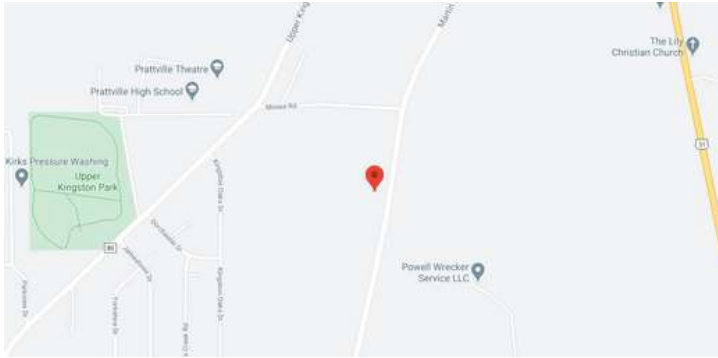
SomerHill

MEADOW WALK

PARK LANE

Dawson's Mill

**Mose Road &
Martin Luther King Drive**



Standard Home Features

- Bermuda sod with shrubs
- Mailbox to match neighborhood
- Chimed doorbell
- Insulated exterior doors
- Steel panel garage door with 2 remotes
- Front & back porch lights
- 1 flood light
- 2 outside faucets
- Poured concrete driveway, walkway, & patio
- Ceramic tile in baths
- Carpet in bedrooms
- Vinyl in kitchen, breakfast area, & laundry room
- Wood cabinets in kitchen & baths
- Formica countertops in kitchen & baths
- Food waste disposal
- Over the range microwave (black)
- Dishwasher (black)
- Smooth top self cleaning range (black)
- Wood burning fireplace with wraparound mantle
- Ceramic tile around fireplace
- Lighting packages in oil rubbed or nickel finish
- Ceiling fans in master bedroom & family room
- Additional bedrooms are braced & wired for future fans
- Mirrors over all vanities
- Elongated toilets
- 2 inch faux wood window blinds throughout
- Electronic thermostat
- Attic access ladder
- Smoke detectors in each bedroom & hallway
- Carbon monoxide detector with attached garage
- Centralized cable command center including telephone jacks/TV cable outlets in each bedroom & great room

Construction Features

- Quality wood-framed construction
- Concrete slab on grade foundation
- 14 SEER air conditioning system
- High efficiency furnace
- Termite bond with sentricon system
- Rapid recovery heat pump hot water heater
- Spray foam insulation in all exterior walls & roofline
- Double pane windows with Low E & Argon gas
- RWC 7 year homeowners warranty

Optional Home Features

Appliances

| | |
|---|------------|
| Stainless Dishwasher, Stove & Microwave | \$350.00 |
| Refrigerator 25 CU Side by Side - Black | \$1,300.00 |
| Refrigerator 25 CU Side by Side - Stainless | \$1,890.00 |

Flooring

| | |
|----------------------|------------------|
| Vinyl Plank Flooring | \$4.50 per sq ft |
| Tile Flooring | \$7.50 per sq ft |

Kitchen & Baths

| | |
|--|---------------|
| Granite in Kitchen and Baths | \$2,800.00 |
| Undermount sink in Kitchen | \$375.00 |
| Undermount sink in Baths | \$150.00 each |
| Pantry or Linen Cabinet | \$500.00 |
| Additional Vanity Cabinet (12") | \$200.00 |
| Pull-Down Sprayer Kitchen Faucet in Chrome | \$200.00 |
| 4' Shower | \$300.00 |

Outdoor

| | |
|----------------------------|--------------------|
| 6' Dog Ear Board on Board | \$23.00 per ln ft |
| Walk Gate | \$400.00 each |
| Drive Gate | \$800.00 each |
| Traditional Covered Patio | \$60.00 per sq ft |
| Aluminum Awning | \$18.00 per sq ft |
| Additional Concrete | \$6.00 per sq ft |
| 10x20 Concrete parking pad | \$1,200.00 |
| Additional Sod | \$4.00 per sq yard |


Electrical


| | |
|-----------------------------------|---------------|
| Additional LED Light | \$125.00 each |
| Additional Flood Light | \$160.00 each |
| Florescent light in garage | \$200.00 each |
| Additional Fan and Light Kit | \$200.00 each |
| Additional Plug Outlet | \$100.00 each |
| Additional Cable/Telephone Outlet | \$75.00 each |
| Additional Outdoor Plug | \$100.00/each |
| Pendant Light over Breakfast Bar | \$250.00 each |
| Outdoor Fan and Light Kit | \$250.00 each |


| | |
|---------------------------|----------|
| Remove Fireplace (Credit) | \$800.00 |
|---------------------------|----------|


*Prices may not include upgrades, options, and lot premiums. Homeowners Association dues may be required. Prices, options, materials, floor plans, and elevations are subject to change without notice. Dimensions and square footages are estimated and may vary in actual construction.

THE LILAC

 \$219,900

 1395 SF

 3 Bedrooms

 2 Bathrooms





FLOOR PLAN FEATURES


- 10' Ceiling in Foyer & Family Room
- Wood Burning Fireplace
- Kitchen Island with Breakfast Bar
- Eat-in Kitchen & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Large Utility Room
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall
- Centrally Wired Command Center
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans
- Fully Fenced Backyard


AVAILABLE ON PLAT 2 LOTS 1 - 27

THE CHARLOTTE

 \$228,500

 1475 SF

 3 Bedrooms

 2 Bathrooms








FLOOR PLAN FEATURES

- Separate Dining Area
- 10' Ceiling in Foyer & Family Room
- Wood Burning Fireplace
- Eat-in Kitchen & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Large Utility Room
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall
- Centrally Wired Command Center
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans



AVAILABLE ON PLAT 2 LOTS 28-39

THE LILY

 \$231,900  1382 SF  3 Bedrooms  2 Bathrooms  2 Car Garage








FLOOR PLAN FEATURES

- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans
- Fully Fenced Backyard

AVAILABLE ON PLAT 2 LOTS 1 - 27

THE CAMBRIDGE

 \$236,900  1464 SF  3 Bedrooms  2 Bathrooms  2 Car Garage








FLOOR PLAN FEATURES

- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Kitchen Island & Breakfast Bar
- Eat-in Kitchen & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans
- Fully Fenced Backyard

AVAILABLE ON PLAT 2 LOTS 1 - 27

THE AZALEA

 \$240,900  1445 SF  3 Bedrooms  2 Bathrooms  2 Car Garage








FLOOR PLAN FEATURES



- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Large Kitchen Island with Breakfast Bar
- Dining Area & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Double Vanities in Master
- Large Walk-in Closets
- Built-in Storage in Garage
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans

THE WINDSOR

 \$244,900  1559 SF  3 Bedrooms  2 Bathrooms  2 Car Garage








FLOOR PLAN FEATURES

- Separate Dining Area
- 10' Ceiling in Foyer & Family Room
- Wood Burning Fireplace
- Eat-in Kitchen & Dining Area
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Large Utility Room
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall
- Centrally Wired Command Center
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans

AVAILABLE ON PLAT 2 LOTS 28-39

THE ASPEN

 \$249,900  1655 SF  4 Bedrooms  2 Bathrooms  2 Car Garage








FLOOR PLAN FEATURES



- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Large Kitchen Island with Breakfast Bar
- Dining Area & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Double Vanities in Master
- Large Walk-in Closets
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans

AVAILABLE ON PLAT 2 LOTS 28-39

THE WILLOW

 \$253,300  1658 SF  4 Bedrooms  2 Bathrooms  2 Car Garage








FLOOR PLAN FEATURES

- Separate Dining Room
- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans

AVAILABLE ON PLAT 2 LOTS 28-39

THE SAVANNAH

 \$257,900  1745 SF  4 Bedrooms  2 Bathrooms  2 Car Garage








FLOOR PLAN FEATURES

- Separate Dining Room
- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Breakfast Bar & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans

AVAILABLE ON PLAT 2 LOTS 28-39

THE BIRCH

 \$259,500  1803 SF  4 Bedrooms  2 Bathrooms  2 Car Garage








FLOOR PLAN FEATURES

- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Large Kitchen Island with Breakfast Bar
- Dining Area & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Double Vanities in Master
- Large Walk-in Closets
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans

AVAILABLE ON PLAT 2 LOTS 28-39

THE MAGNOLIA

 \$265,300  1857 SF  4 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES

- Separate Dining Room
- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Breakfast Bar & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Large Shower in Master Bath
- 2 Large Walk-in Closets & Double Vanities in Master
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans