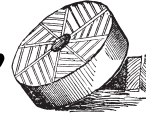


# Dawson's Mill



## GOODWYN BUILDING CO.

Montgomery's Hometown Builder



**The Lilac \$215,900**



**The Charlotte \$224,500**



**The Lily \$227,900**



**The Cambridge \$232,900**



**The Azalea \$236,900**



**The Windsor \$240,900**



**The Aspen \$245,900**



**The Willow \$249,300**



**The Savannah \$253,900**



**The Birch \$255,500**



**The Magnolia \$256,300**

 **\$0 DOWN FINANCING AVAILABLE**

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334.296.2438

8/24/23



# Dawson's Mill

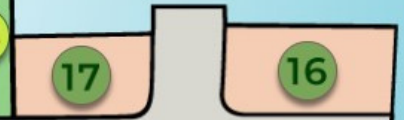
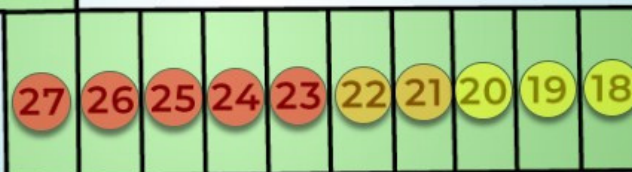
## GOODWYN BUILDING CO.

Montgomery's Hometown Builder

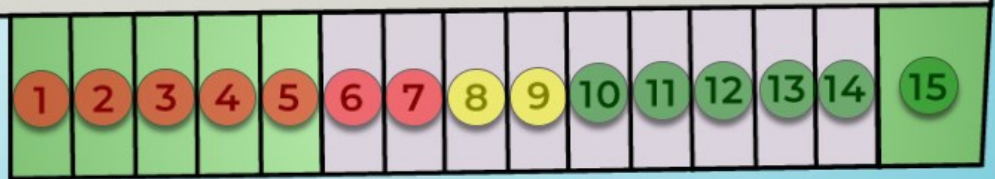
**DAWSON'S MILL**  
PRATTVILLE, AL 36067

PREMIUM LOTS:

-  EXTRA \$1,000
-  EXTRA \$2,000



DAWSON'S MILL DRIVE



Sold



Available Now



Under Contract



Under Construction



Lot Only



Unavailable

8/24/23

## ALSO BUILDING IN

Deatsville

**LANDING PLACE**

Montgomery



Elmore



Prattville



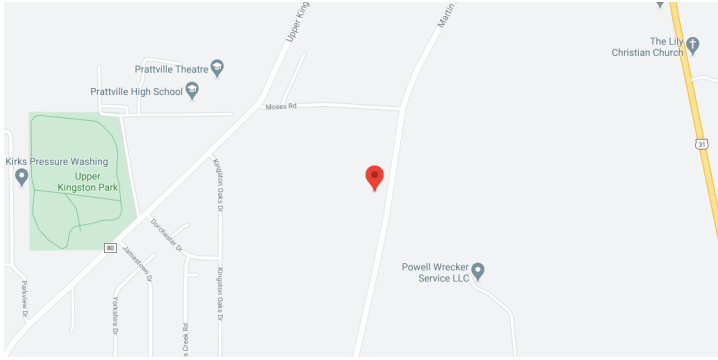
Millbrook





# 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
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\*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

 \$215,900

 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
- Energy Consumption Monitor
- Fully Fenced Backyard


**AVAILABLE ON PLAT 2 LOTS 1 - 27**




# THE CHARLOTTE

 \$224,50

 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
- Energy Consumption Monitor

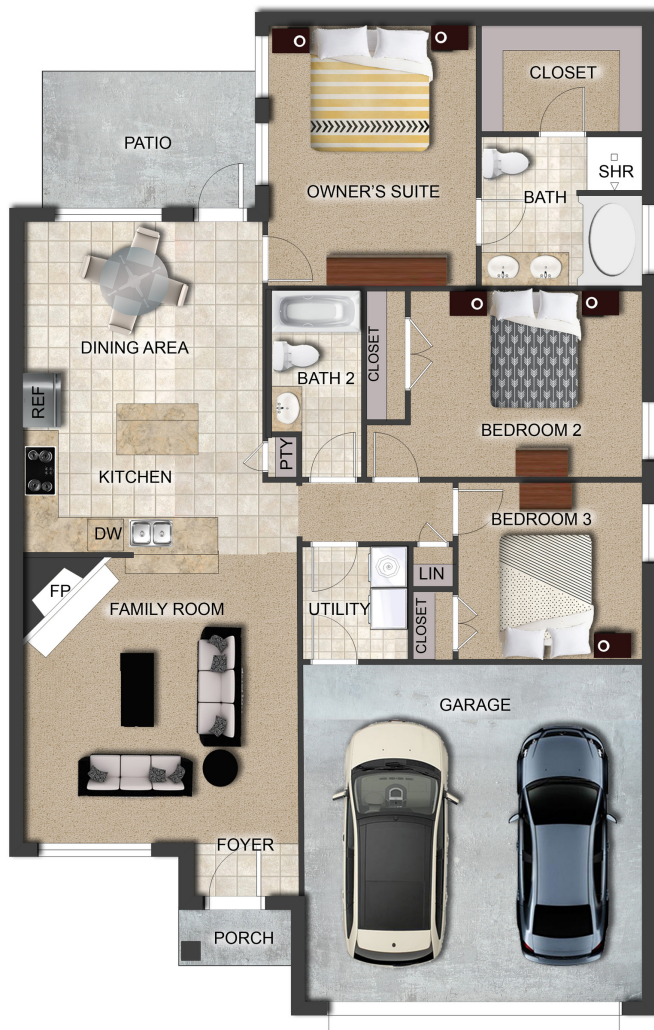


**AVAILABLE ON PLAT 2 LOTS 28-39**



# THE LILY

 \$227,900  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
- Energy Consumption Monitor
- Fully Fenced Backyard

**AVAILABLE ON PLAT 2 LOTS 1 - 27**



# THE CAMBRIDGE

 \$232,900  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
- Energy Consumption Monitor
- Fully Fenced Backyard

**AVAILABLE ON PLAT 2 LOTS 1 - 27**



# THE AZALEA

 \$236,900  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
- Energy Consumption Monitor

**AVAILABLE ON PLAT 2 LOTS 28-39**



# THE WINDSOR

 \$240,900  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
- Energy Consumption Monitor

**AVAILABLE ON PLAT 2 LOTS 28-39**



# THE ASPEN

 \$245,900  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
- Energy Consumption Monitor

**AVAILABLE ON PLAT 2 LOTS 28-39**



# THE WILLOW

 \$249,300  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
- Energy Consumption Monitor

**AVAILABLE ON PLAT 2 LOTS 28-39**



# THE SAVANNAH

 \$253,900  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
- Energy Consumption Monitor

**AVAILABLE ON PLAT 2 LOTS 28-39**



# THE BIRCH

 \$255,500  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
- Energy Consumption Monitor

**AVAILABLE ON PLAT 2 LOTS 28-39**



# THE MAGNOLIA

 \$256,300  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
- Energy Consumption Monitor

**AVAILABLE ON PLAT 2 LOTS 28-39**