



GOODWYN BUILDING CO.

Montgomery's Hometown Builder



Cottonwood \$276,900



Savannah \$278,900



Sweetbay \$280,100



Magnolia \$280,100

 **\$0 DOWN FINANCING AVAILABLE**

VIEW ALL PLANS &
NEIGHBORHOODS AT
www.goodwynbuilding.com



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9/17/24



Parkview Drive & Upper Kingston Road



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 COTTONWOOD

\$276,900 1725 SF 4 Bedrooms 2 Bathrooms 2 Car Garage



FLOOR PLAN FEATURES



- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Large Island & 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

SAVANNAH

\$278,900 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

SWEETBAY

\$280,100 1792 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

MAGNOLIA

\$286,300 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 & 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