



VILLAGE AT WATERFORD

MID \$200s

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NEW HOMES

STARTING IN MID \$200s

BEAUTIFUL NEW HOMES AT AFFORDABLE PRICES

Welcome to The Village at Waterford! This beautiful community has 79 home sites offering open concept design along with gourmet kitchens, making it great for entertaining guests. House plans range from 4-5 bedrooms and include oversized Homeowners retreat with luxurious baths. The Village at Waterford is located less than 2 miles from I-85 and just minutes from Tiger Town and Downtown Opelika.

Directions: From I-85 North, take Exit 60. Left onto AL-51. Drive about 1/2 a mile and take a left on 169. The Villages at Waterford will be about a mile down the road on your left.

HOMES
MARKETED
BY CRAWFORD
WILLIS GROUP
@eXp



334.758.0157

SALES CONSULTANT:

Elysa Brown
ebrown@drbgroup.com
224.663.6548

SALES CONSULTANT:

Matt Willis
mwillis@drbgroup.com
335.663.2950

www.DanRyanBuilders.com

All information is deemed to be correct but not warranted. Information subject to change without notice. Please see listing agent for more details.

EDUCATION

- Southview Primary (K-2)
- Northside Intermediate (3-5)
- Opelika Middle School
- Opelika High School

EXTERIOR

- Fiber cement siding
- Aluminum gutters with downspouts & splash blocks (front)
- 25 year high quality weathered-wood shingle
- Low maintenance vinyl shutters
- Low maintenance vinyl soffits & fascia
- Energy efficient, triple treated, Low E vinyl windows
- 6 x 6 painted columns
- Decorative front door
- Bronze door hardware
- Front entry garage with low maintenance steel door
- Garage door opener
- Patio 10 x 12 (per plan)
- Professionally landscaped yards
- Motion sensor flood lights (garage)
- Exterior electrical outlets & hose bibs

INTERIOR

- 9' ceilings on main floor
- Regal trim series door casing, base molding, and window stools
- Decorative interior doors
- Ceiling fans in master and great room
- Shaw Resilient Polaris Plus flooring in living areas of main floor
- Elongated toilets
- Chrome plumbing fixtures
- Painted cabinets throughout
- LED down lighting (per plan)
- Powder room with pedestal sink (per plan)
- 2" faux wood blinds (front)
- Pull down attic stairs

GOURMET KITCHEN

- Quality crafted 36" staggered upper cabinets with knobs
- LED down lighting (per plan)
- Granite counter tops with tile backsplash
- 60/40 stainless undermounted deep sink
- Pull-out kitchen faucet
- Stainless steel appliances (microwave, dishwasher, range)
- Pre-wired for garbage disposal
- Island (per plan)

HOMEOWNER'S RETREAT

- Spacious Homeowner's retreat
- Volume ceiling (per plan)
- Designer garden tub with separate shower
- Luxurious vinyl flooring in bath
- Double vanity with luxury laminate counter tops
- Oversized walk-in closet (per plan)

TECHNOLOGY & EFFICIENCIES

- Wireless security system
- Smart Home enabled package
- Engineered floor system
- PEX plumbing, copper wiring, GFCI in wet areas
- R-30 blown-in insulation in ceiling and attic
- R-30 batt insulation in vaulted ceiling
- R-13 wall insulation
- 50 gallon electric water heater
- HVAC zoned with sealed ducts for energy efficiency
- Programmable digital thermostat

CUSTOMER SERVICE

- Pre-closing home orientation
- One year exclusive in-house warranty
- 2-10 structural extended warranty by third party
- Transferrable termite bond
- Certified Professional Home Builder - honorable designation

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PLAN NAME				 APPROX.	SPECIAL
<u>ALEXIS</u>	3	2.5	2	1,704	Open concept with large kitchen islands Upstairs laundry Large walk-in closets Oversized Homeowner's retreat
<u>CAROLINE</u>	4	2.5	2	1,995	Open concept with large kitchen islands Upstairs laundry Large walk-in closets Oversized Homeowner retreat
<u>LAYLA II</u>	4	2.5	2	2,009	Open concept with kitchen island Oversized Homeowner's retreat and large walk-in closets
<u>REAGAN</u>	4	2.5	2	2,139	Open concept with Kitchen Island Large mudroom Large Homeowner's retreat with walk-in closet Loft area upstairs
<u>ZOEY II</u>	4	3	2	2,473	Open concept with large Kitchen Island Guest suite and full bath on main Homeowner's retreat with sitting area Upstairs laundry

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HAMRICK (PREVIOUSLY HAMILTON II)	4	2.5	2	2,189	Formal dining Oversized Homeowner's retreat with large walk-in Upstairs laundry
HORIZON	4	2.5	2	2,677	Oversized Homeowner's retreat Formal living/study and dining room combo
KENDALL	4	2.5	2	2,443	Oversized Homeowner's retreat with large walk-in closet Large kitchen island Loft area upstairs
LIBERTY	4	2	2	2,402	Formal living and dining Game room or 4 th bedroom Upstairs laundry Large walk-in closets
PATRIOT 4 BR	4	3	2	2,193	Formal dining Guest bed and full bath on main Large Kitchen Oversized Homeowner's with sitting area
WESTIN	4	3	2	2,700	Guest suite and full bath on main Formal dining room/study/flex space Spacious Homeowner's retreat with large walk-in closet

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