



ELEGANT RANCH HOMES DESIGNED FOR ACTIVE LIVING

Relax and enjoy a cold drink while lounging on the clubhouse veranda overlooking the natural pond, take an evening stroll along the wide sidewalks down to the walking trail, or simply unwind on your welcoming front porch.

Grace is a beautiful Active Adult 55+ community featuring 66 ranch homes with fantastic outdoor living options. From patios and screened-in porches to courtyard retreats and elegant sunrooms, our homes provide outdoor space perfect for entertaining. This quaint community with natural greenspace provides a spectacular backdrop where neighbors become friends.

What makes Windsong Properties the premiere active adult lifestyle builder? Community amenities Windsong homeowners have come to love. A farmhouse inspired clubhouse with grand gathering

room, large veranda and kitchenette - perfect for the next neighborhood gathering or birthday celebration. Wide sidewalks and streetlights throughout, a walking trail winding around the natural pond and community greenspace provide opportunities for connecting with neighbors. Or take Linus over to the neighborhood dog park for a playdate with Sadie from down the street.

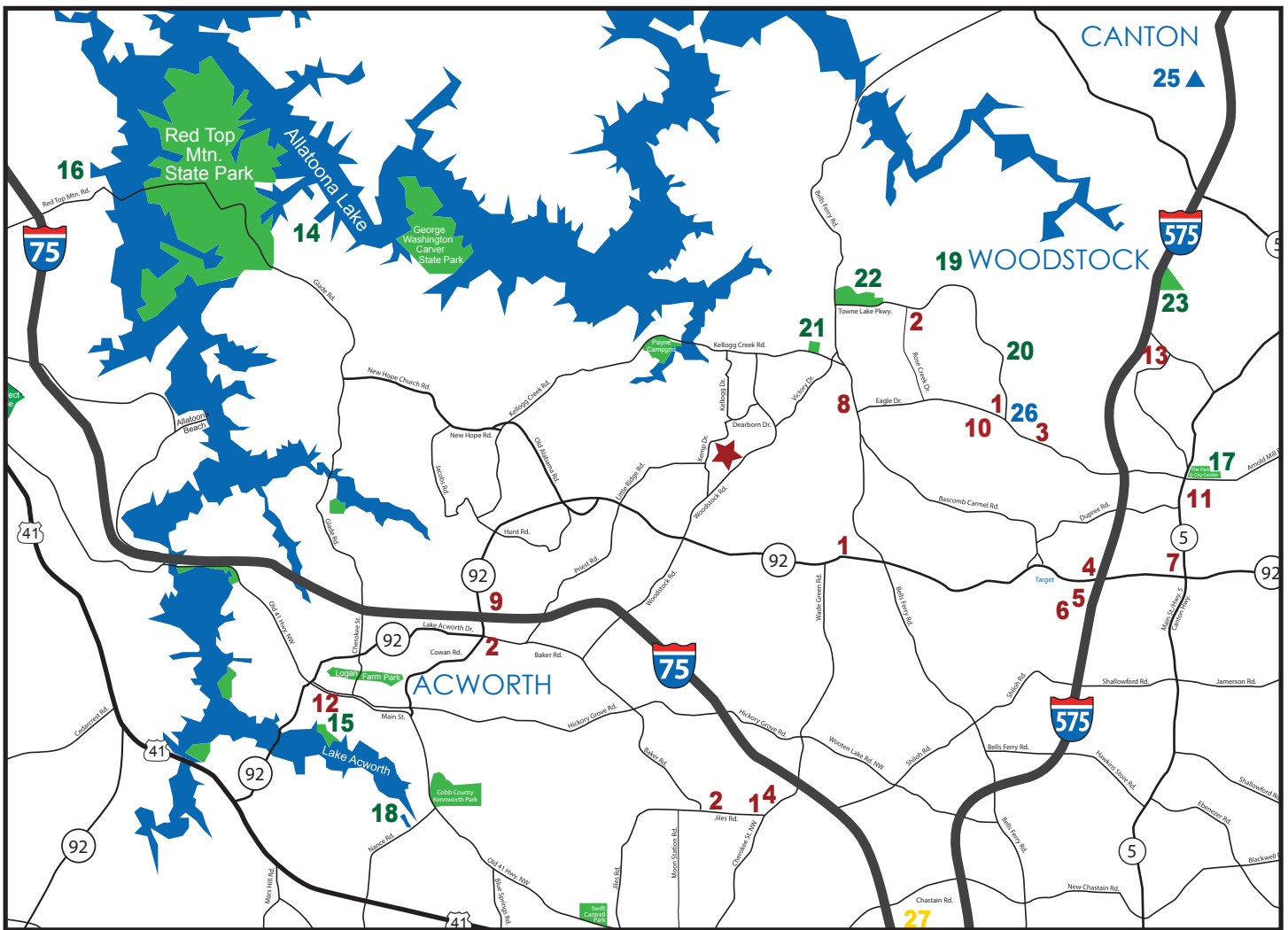
Grace offers a variety of low-maintenance, easy living homes from the High \$200s featuring spacious open floorplans, accessible main level living, flexible space, accessibility features, and bonus rooms. Enjoy plenty of natural light and views of your private outdoor living space, inviting you to entertain with neighbors or simply enjoy being at home.

Welcome to Grace a Windsong Community.



Grace ~ info@WindsongLife.com ~ Ph: 770-516-3678
6313 Woodstock Road, Acworth, GA 30102
WindsongLife.com





AROUND THE NEIGHBORHOOD

Conveniently located on Woodstock Road in Acworth, Grace is nestled between I-75 and I-575 along the Highway 92 corridor. Local shopping and dining are just minutes away with Towne Lake only 4 miles from the community. Looking for More? Downtown Woodstock and the Outlet Shoppes at Atlanta add to the fantastic nearby shopping destinations.

Looking to hit the course or take the grandchildren out for a fun day on the boat? The surrounding area provides plenty of recreation choices with Lake Allatoona, Lake Acworth, Patriots Park and Red Top Mountain State Park only minutes away, while several golf clubs are located close by including Cobblestone, Towne Lake Hills and Eagle Watch.

- | | | | |
|-------------------------|-------------------------------|--------------------------------|--|
| 1. Kroger Locations | 8. Walmart Supercenter | 15. Acworth Beach/Cauble Park | 22. Hobgood Park |
| 2. Publix Locations | 9. Cabellas | 16. Red Top Mtn. State Park | 23. Olde Rope Mill Park |
| 3. Sprouts | 10. Towne Lake Shops | 17. Woodstock City Park | 24. BJs Warehouse |
| 4. Home Depot Locations | 11. Woodstock City Center | 18. Cobblestone Golf Club | 25. Northside Cherokee Hospital |
| 5. Lowes | 12. Downtown Acworth | 19. Eagle Watch Golf Club | 26. Wellstar Towne Lake Medical Center |
| 6. BJs Warehouse | 13. Outlet Shoppes at Atlanta | 20. Towne Lake Hills Golf Club | 27. KSU Osher Learning Center |
| 7. Sams Club | 14. Lake Allatoona | 21. Patriots Park | |



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 eight years as well as Obie Awards for superior design and construction from the Greater Atlanta Home Builders Association.

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 (5-7 days after contract)
- 3 Pre-Construction Meeting with the Project Manager and Sales Consultant (21 days after contract)
- 4 Mechanical Review Prior to Drywall (30-45 days after contract)
- 5 Quality Check by Windsong Inspector
- 6 Buyer Orientation (7-10 days prior to closing)
- 7 Buyer Acceptance (day of closing)
- 8 Closing (90-120 days after contract, depending on backlog of contracts)
- 9 Post-closing 45 Day Warranty Review
- 10 Post-closing 11 Month Warranty Review
- 11 Guild Quality Satisfaction Surveys (3 Post-Closing Surveys)





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*
- Three Season Sunroom*
- Bay Window*
- Finished Bonus Room*
- Half or Full Bathroom in Bonus Room*
- Concrete Paver or Tile Patio
- Skylight
- Sun Tunnel
- Interior French Doors
- Interior Double Hung Solid Doors
- Tech Shield Radiant Roof Barrier
- Spider Insulation
- Icynene Insulation (Sprayed Insulation)*
- Cultured Stone Floor-Ceiling Fireplace Surround*
- Painted Built-in Bookcases
- Designer Kitchen

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.





DESIGN YOUR NEW WINDSONG HOME

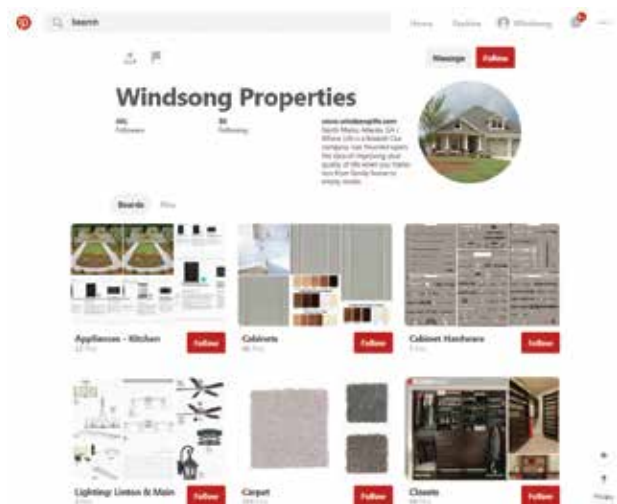
We want designing your new Windsong home to be a natural expression of your style!

You are invited to view our Digital Design Center located on Pinterest (a virtual pin board). Start dreaming by browsing our boards and “Repin” items that you like onto a board you create to hold your new home design preferences.



Visit [Pinterest.com/WindsongLife/](https://www.pinterest.com/WindsongLife/) and sign up for a free account, then familiarize yourself with our design options!

Windsong provides expert help in our Design Center to ensure your design selections are suited to your lifestyle.



QUALITY OF LIFE | INSPIRED DESIGN | ACTIVE ADULT LIVING





INCLUDED FEATURES

EXTERIOR FEATURES

- Elegant Traditional, Craftsman and Farmhouse Elevations w/ Brick Accents (per plan)
- Architecturally Controlled Exterior Color Schemes
- Covered Front Porch with Broom Finished Concrete
- Private Patio or Courtyard with Broom Finished Concrete Patio & Pine Straw
- Low Maintenance Ornamental Aluminum Fencing & Gate (per plan)
- Garage Completed with Drywall, Paint and Trim
- Limited Lifetime Warranted Fiberglass Architectural Shingles in Weathered Wood
- Low Maintenance Fiber-Cement Siding, Cornice & Trim
- Low Maintenance Carriage-Style Steel Insulated Garage Door(s) w Hardware, ½ hp Belt Drive Garage Door Opener and 2 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
- Reinforced Concrete Slab-on-Grade Foundation

- Pest Control Tubes & Termite Bait System
- Decorative Vinyl Raised Panel or Board & Batten Shutters (per plan)
- Super Paint Exterior Paint

INTERIOR DESIGN FEATURES

- Smooth Finish Ceilings Throughout
- 36" Gas Vent Free Fireplace w/ Logs, Marble Surround, Full Mantle & Wall Switch (per plan)
- 3" Luxury Vinyl Plank Flooring in Foyer, Dining Room & Kitchen (per plan)
- 5" Base Moulding Throughout
- Designer Carpet in Various Color Selections
- Decorative Tile Floors in Owner's Bath, Guest Bath & Laundry
- Stainless Steel Lever Door Hardware
- Ventilated Shelving in all Closets
- Phone, Data and TV Cable Pre-Wired in Owner's Suite, Great Room & Study
- Ceiling Fan in Owner's Suite & Great Room
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Attic Storage Accessed by Permanent Stairs
- Step Free Access & Wide Doorways



INCLUDED FEATURES

KITCHEN FEATURES

- Designer Kitchen w/ Island
- 36" Recessed Panel Maple Cabinets w/ Crown Moulding
- St. Cecilia Granite Countertops
- Designer Tile Backsplash
- Double Bowl Stainless Sink
- Stainless Pull-out Faucet
- Recessed Can Lighting
- 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

OWNER'S SUITE & BATHS

- Vaulted in Owner's Suite
- Oversized Walk-in Closet in Owner's Suite
- Tile Shower w/ Bench Seat, Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Chrome Shower Door & Panels in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath, Second Bath
- Maple Recessed Panel Vanity Cabinets with Cultured Marble Tops (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-30 Ceiling, R-19 Vaults, & R-13 Walls)
- 80% AFUE Gas Heating & 14 SEER AC
- Digital Programmable Thermostats
- Double Pane Vinyl Low E Glass Windows
- 50 Gallon Gas Water Heater
- Hot Water Recirculating System
- 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
- Greater Atlanta Home Builders Homeowner Handbook
- One-Year Greater Atlanta Home Builders Association Warranty Program
- Termite Warranty - Repair & Treatment



HOMEOWNER'S ASSOCIATION



The Grace Homeowner's Association provides:

- Private community clubhouse
- Professional landscape irrigation
- Weekly trash removal
- Yearly termite bond with quarterly inspections
- Common area lighting and insurance
- Professional landscape & maintenance of front and rear yards and all common areas including: mowing, edging, fertilizing, weeding, pinestraw and flowers in select areas

\$500 Initiation & \$178 Monthly Fee

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GRACE
A WINDSONG COMMUNITY

THE ANNA



ELEVATION D



ELEVATION A



ELEVATION B



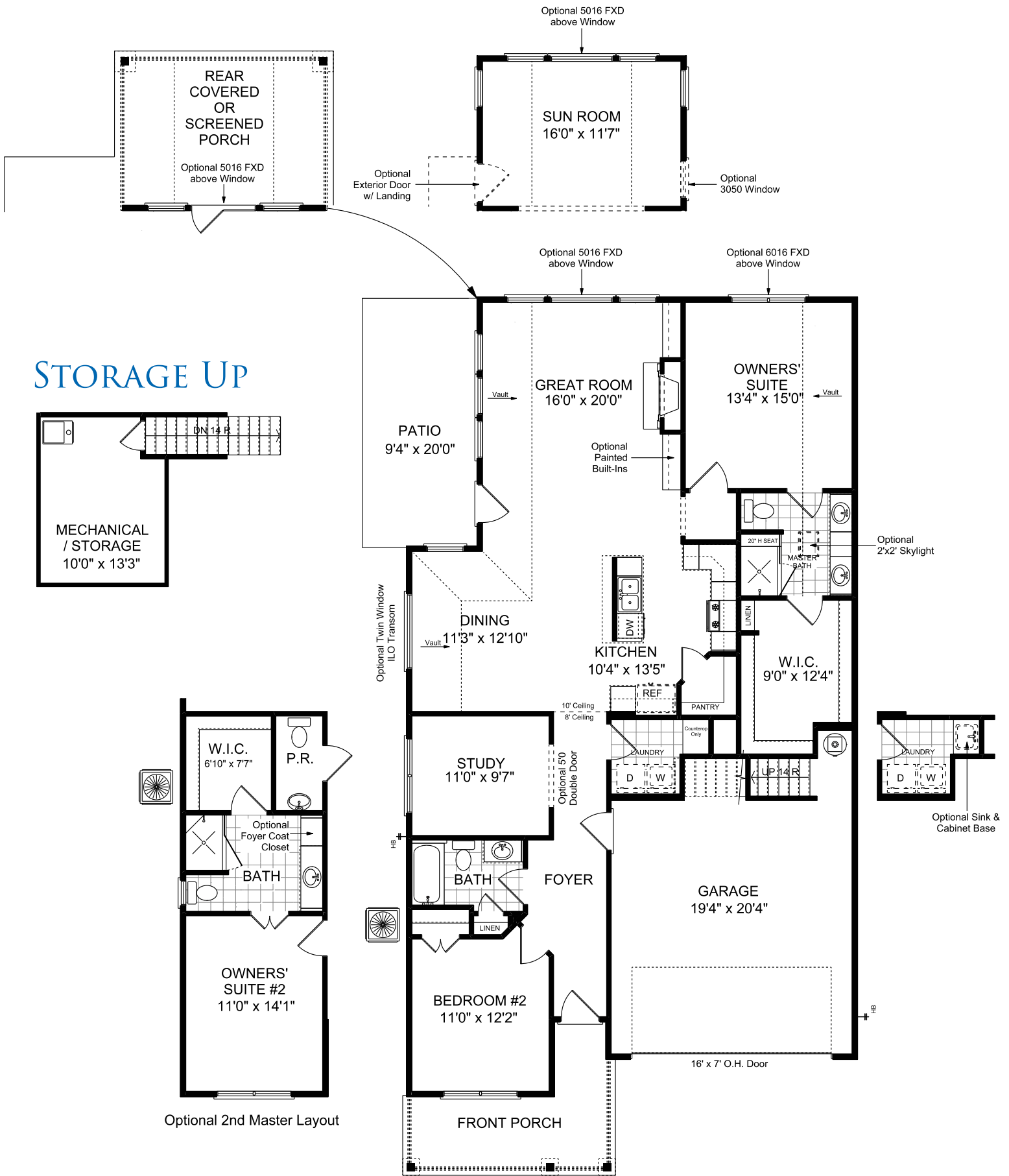
ELEVATION C



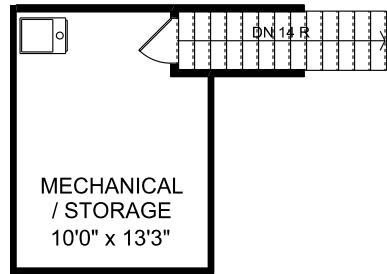
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Windsong
PROPERTIES™



STORAGE UP



Optional 2nd Master Layout

ANNA HEATED - 1643 SF



GRACE
A WINDSONG COMMUNITY

THE ASHTON



ELEVATION B



ELEVATION A



ELEVATION C



ELEVATION D

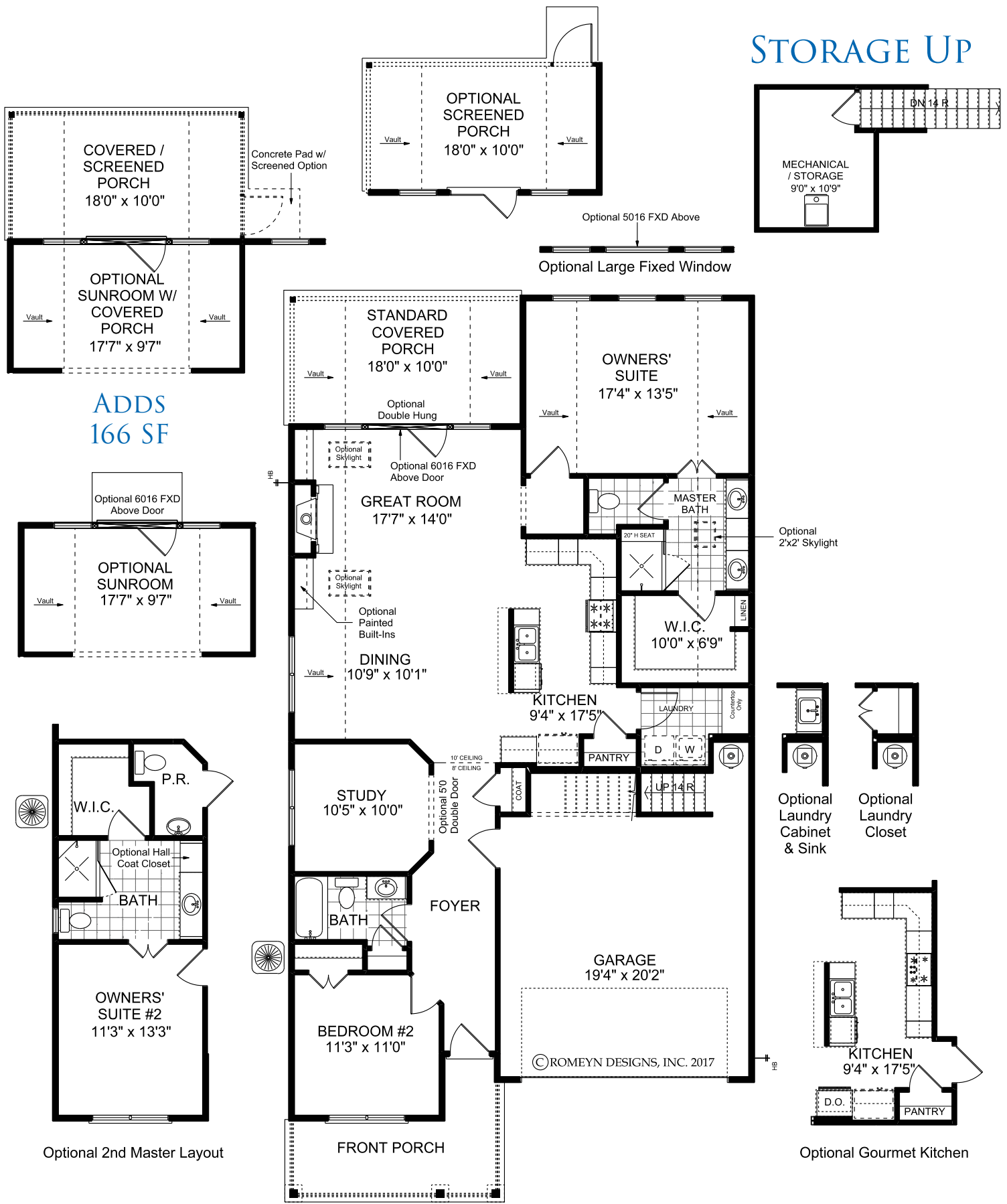


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STORAGE UP



**ADDS
166 SF**

Optional 2nd Master Layout

Optional Gourmet Kitchen

ASHTON HEATED - 1573 SF

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THE ASHTON WITH BONUS ROOM



ELEVATION C



ELEVATION A



ELEVATION B



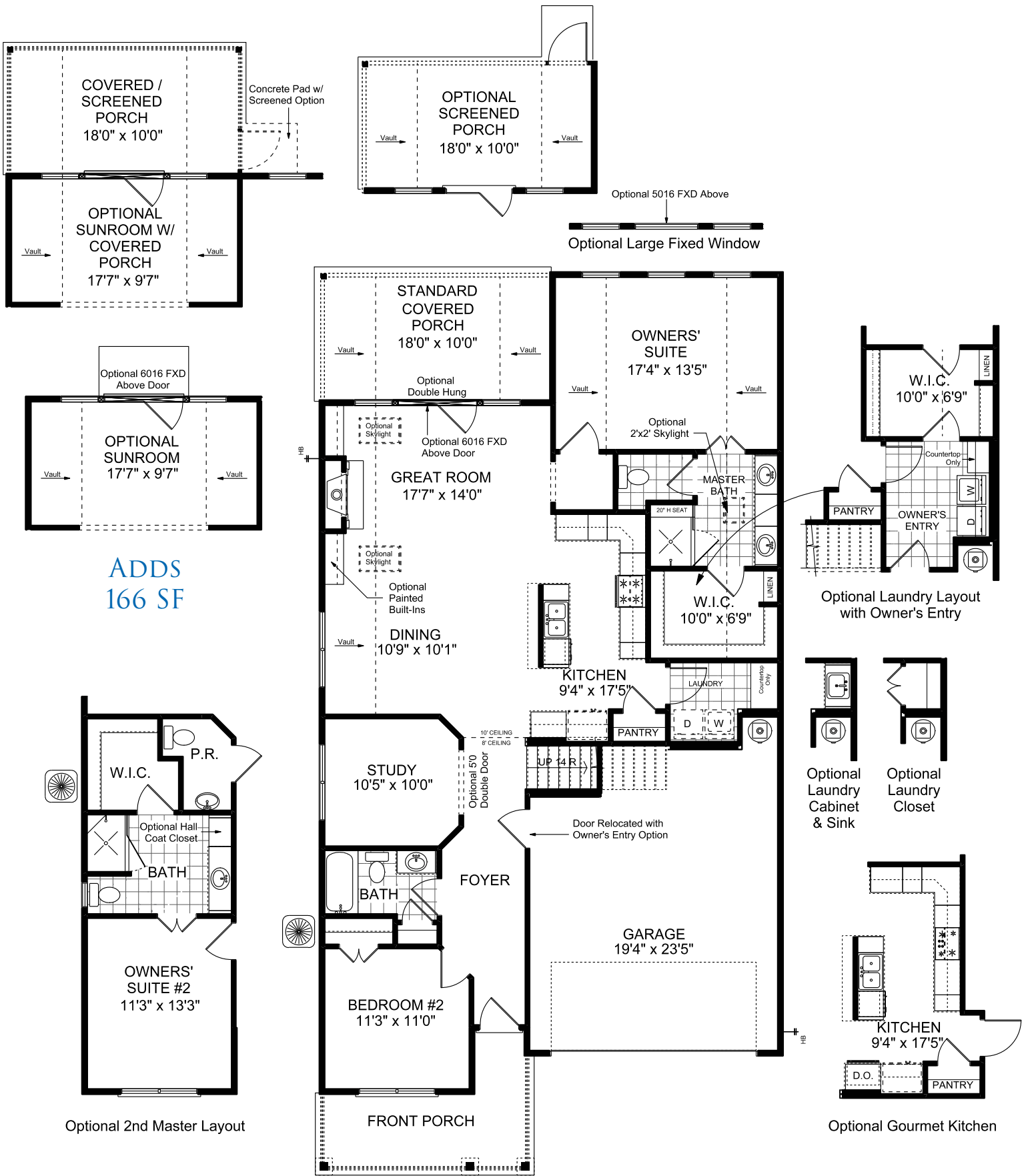
ELEVATION D



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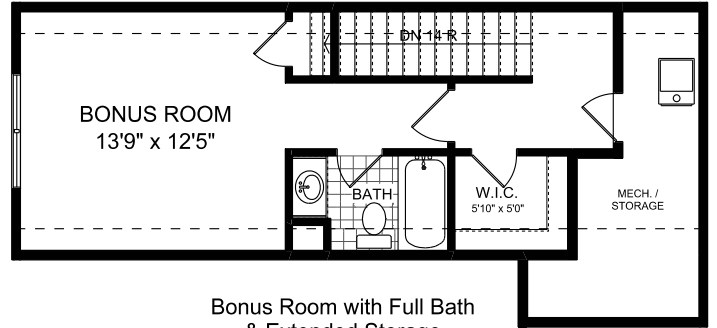
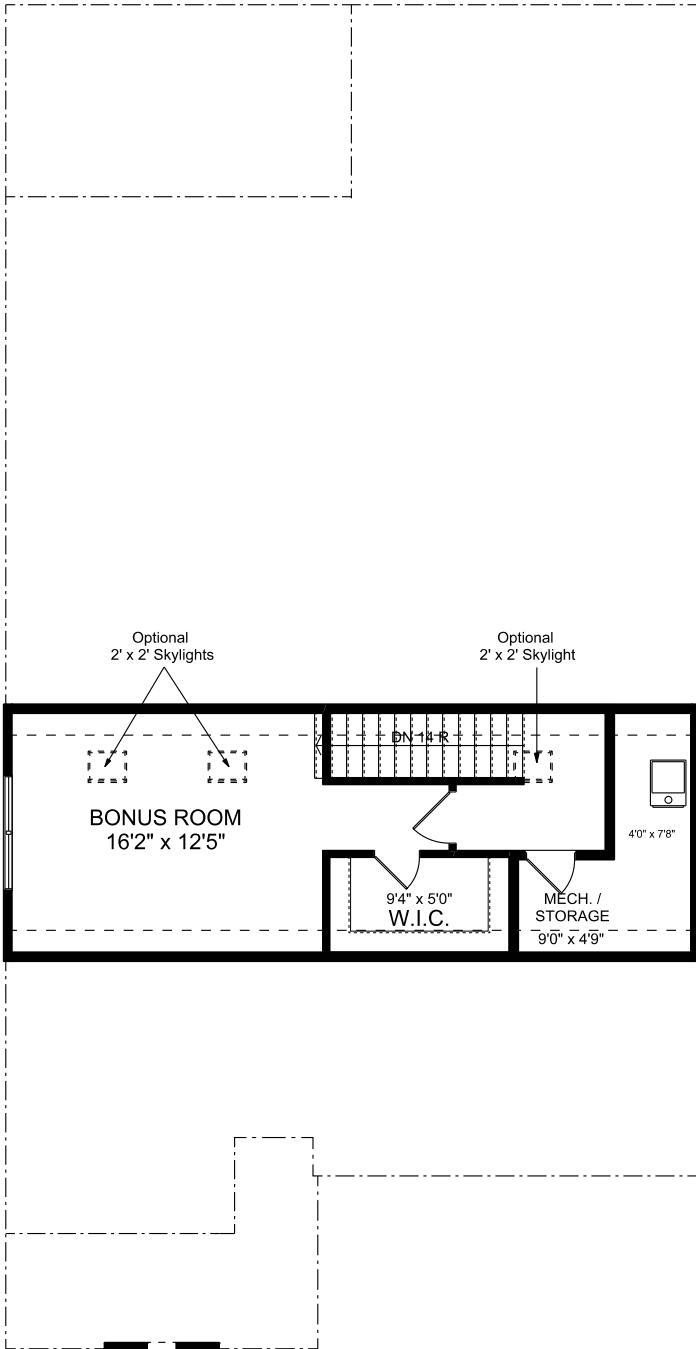




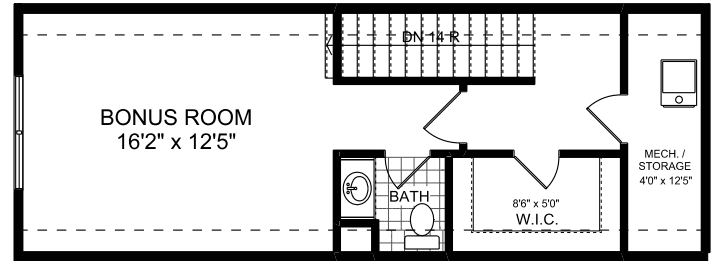
ASHTON WITH BONUS ROOM HEATED - 1942 SF

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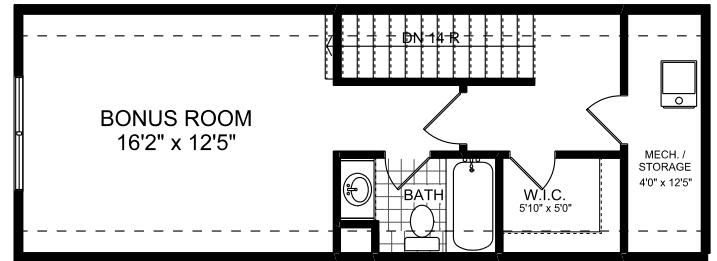
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Bonus Room with Full Bath & Extended Storage



Optional Layout with Half Bath



Optional Layout with Full Bath



GRACE
A WINDSONG COMMUNITY

THE KELLY



ELEVATION B



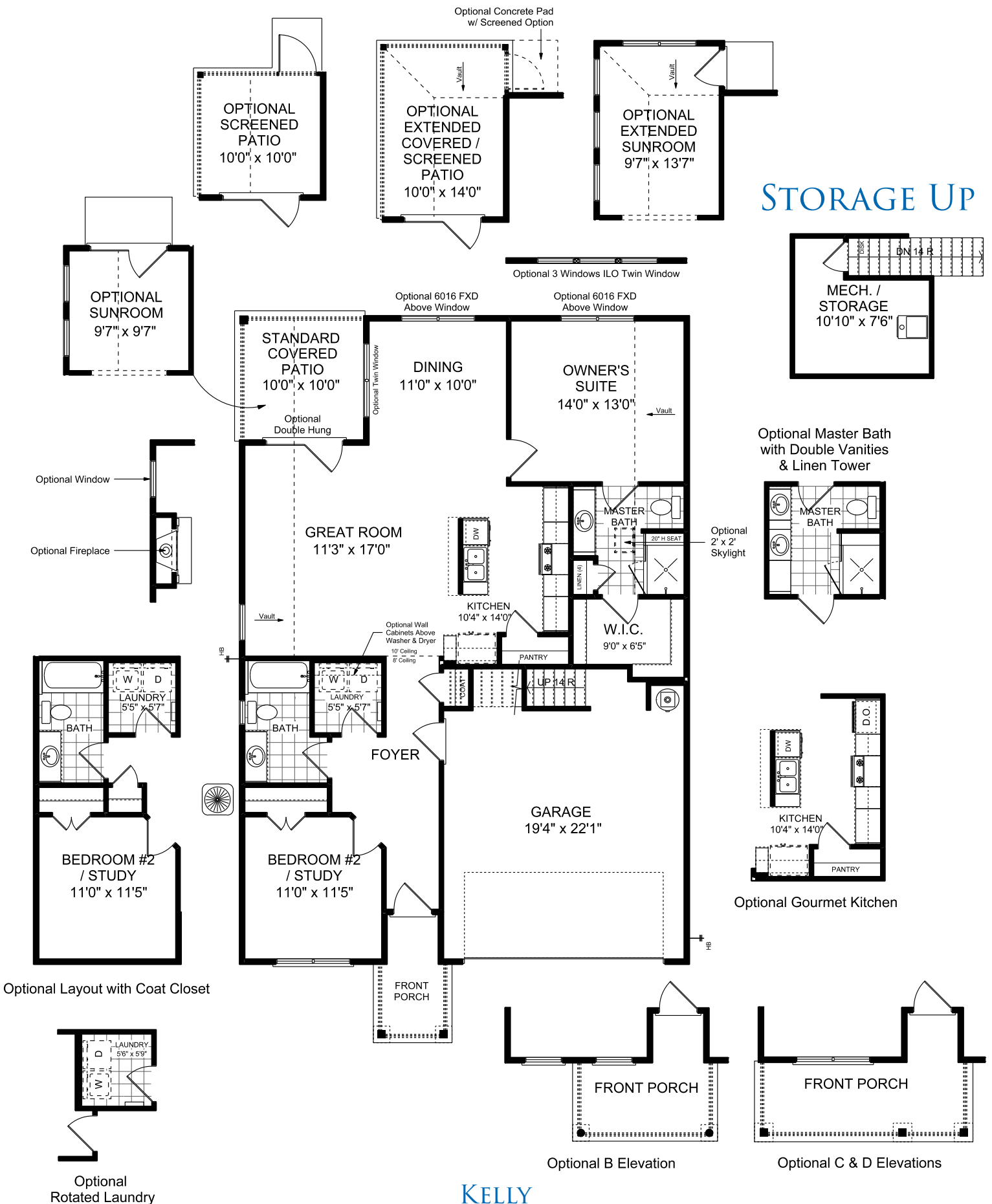
ELEVATION A



ELEVATION C



ELEVATION D



STORAGE UP

KELLY HEATED - 1301 SF

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GRACE
A WINDSONG COMMUNITY

THE KELLY
WITH BONUS ROOM



ELEVATION C



ELEVATION A



ELEVATION B



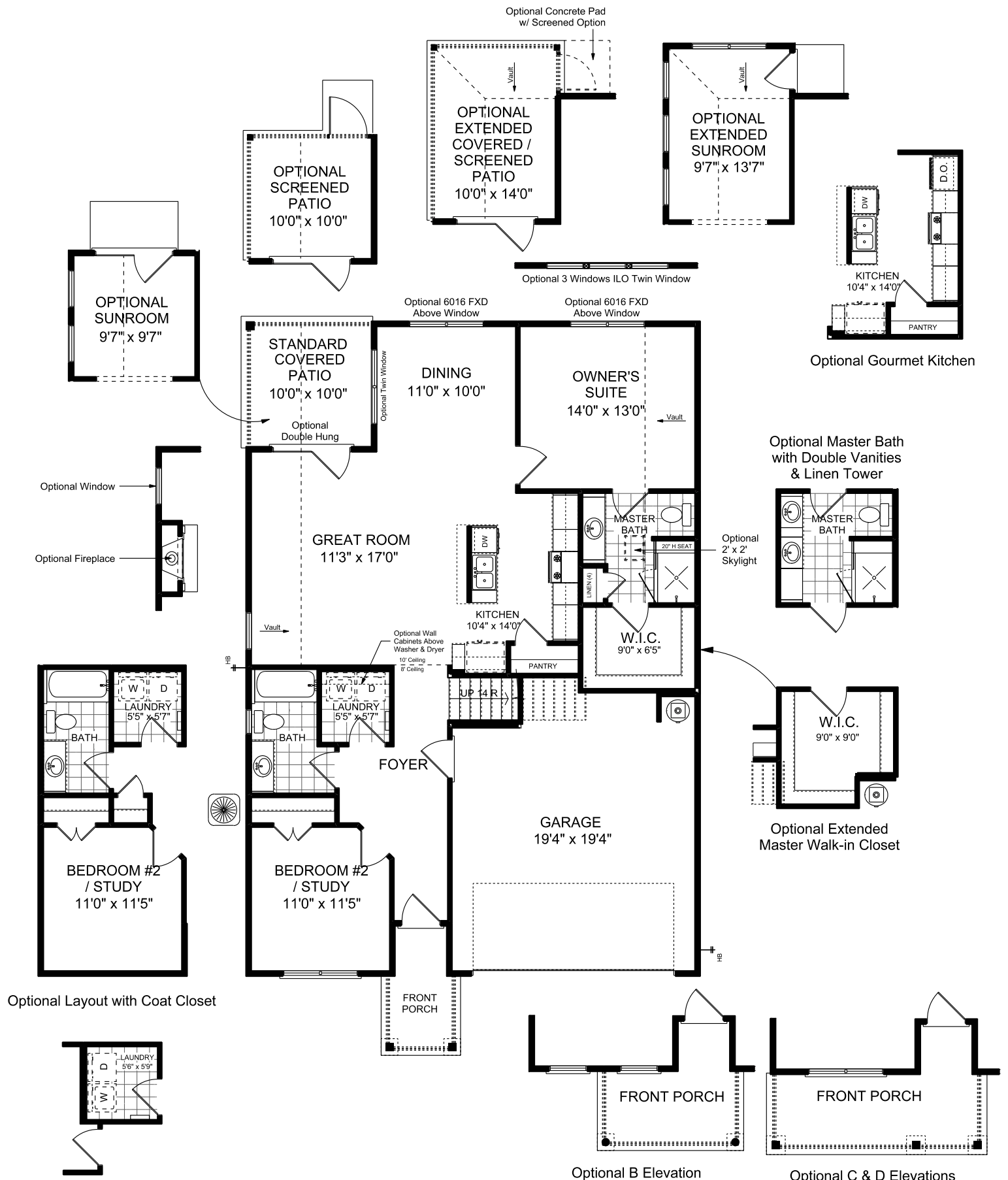
ELEVATION D



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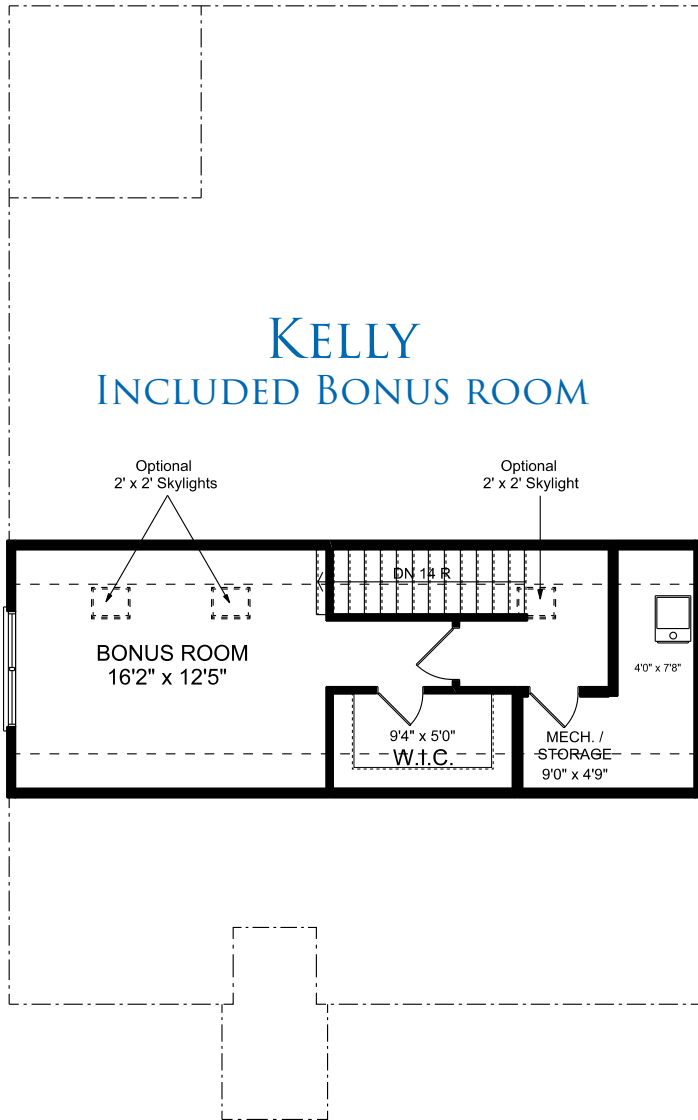


KELLY WITH BONUS ROOM HEATED - 1672 SF

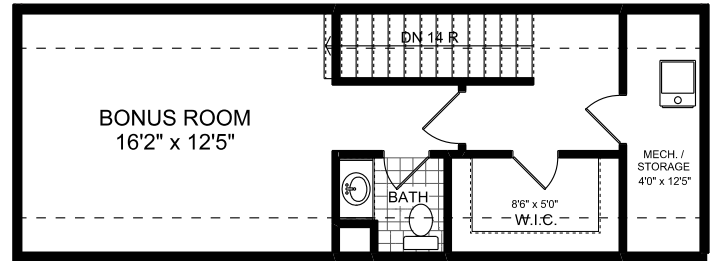
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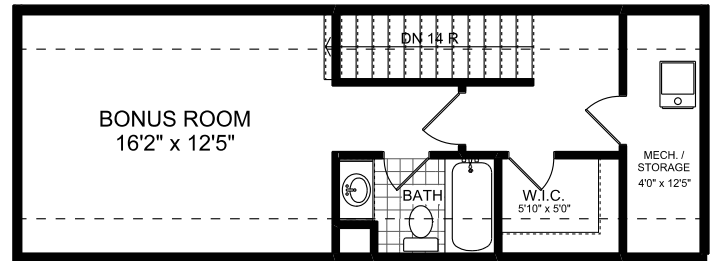
KELLY INCLUDED BONUS ROOM



OPTIONAL BONUS ROOM CONFIGURATIONS



Optional Layout with Half Bath



Optional Layout with Full Bath



GRACE
A WINDSONG COMMUNITY

THE LAWRENCE



ELEVATION D



ELEVATION A



ELEVATION B



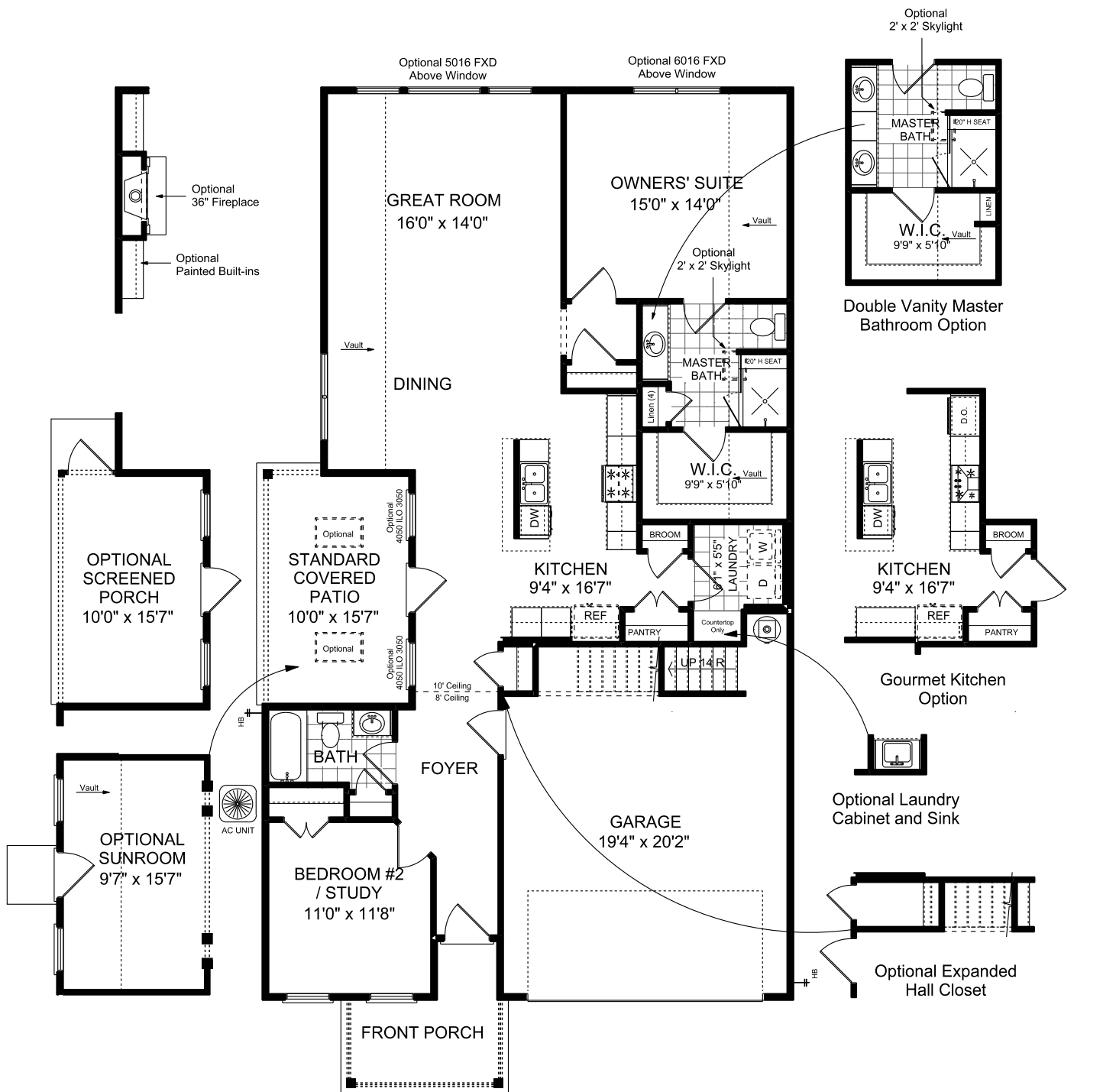
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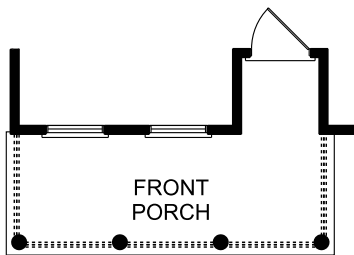
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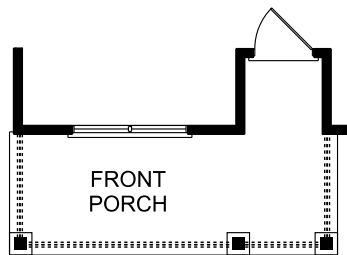




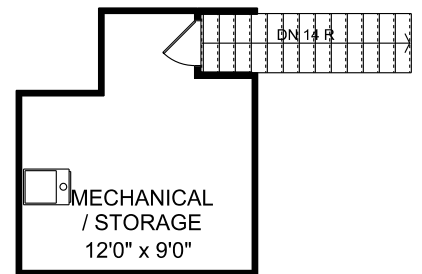
STORAGE UP



Optional B & D Elevations



Optional C Elevation



LAWRENCE HEATED - 1481 SF



GRACE
A WINDSONG COMMUNITY

THE LAWRENCE WITH BONUS ROOM



ELEVATION D



ELEVATION A



ELEVATION B



ELEVATION C



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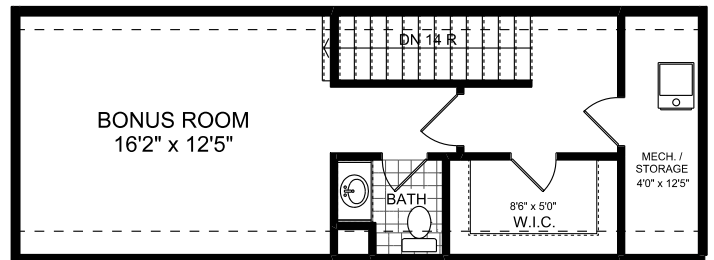
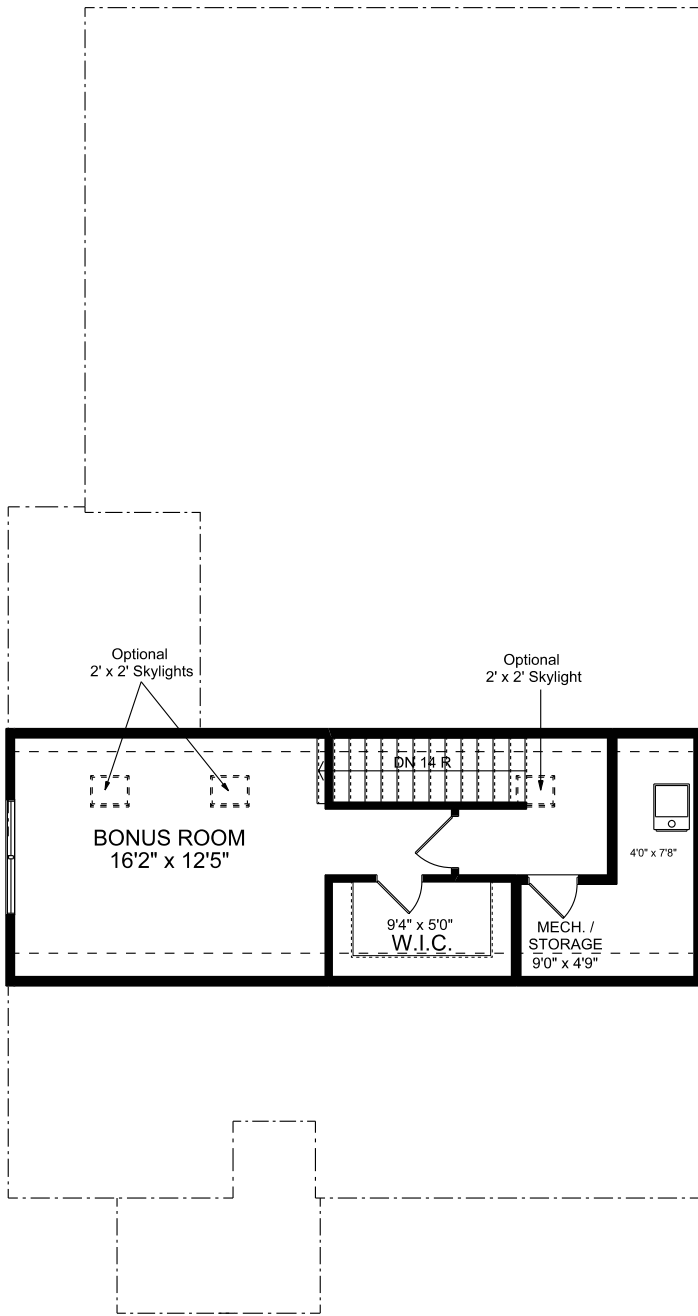




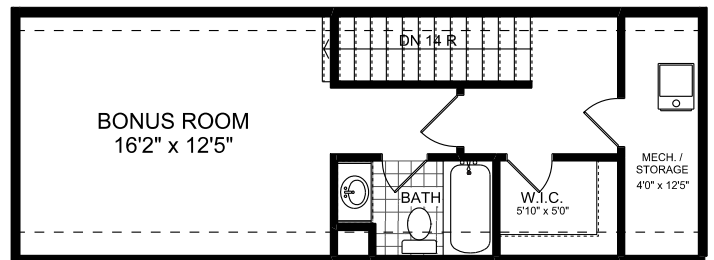
LAWRENCE WITH BONUS ROOM HEATED - 1848 SF

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Optional Layout with Half Bath



Optional Layout with Full Bath

LAWRENCE INCLUDED BONUS ROOM

OPTIONAL BONUS ROOM CONFIGURATIONS