



McCONELL GREEN



BEAUTIFUL RANCH HOMES DESIGNED FOR ACTIVE LIVING

The South is rich in Scottish heritage, having been settled by the Scots around the time of this country's founding. Today, Windsong's McConnell Green in Cobb County's Powder Springs community, is inspired by Scottish influence, its uncommon greenspace paying tribute to this rich heritage, with mature trees, walking trails and a footbridge over the burn (Mill Creek).

With a nod to the kitchen gardens of Scottish manor homes, each of the 97 ranch homes in this Active Adult 55+ community feature a private outdoor living space, perfect for fostering a green thumb and hosting gatherings of kith and kin.

The neighborhood's stately McConnell House features an exercise room, activity room, game room, and kitchen, connected by a Grand Room with fireplace that invites community gatherings, movie nights, and

watching the big game. An outdoor grilling area, community garden, and dog park encourage frequent gatherings of the McConnell Green clan.

Whether you live off Aiden Bend or Iona Walk, just like the Celtic knot, neighbors feel connected to the community and their friends. Wide sidewalks wind through the entire neighborhood, and the grand commons at the community's entryway offer an escape from the everyday hustle and bustle.

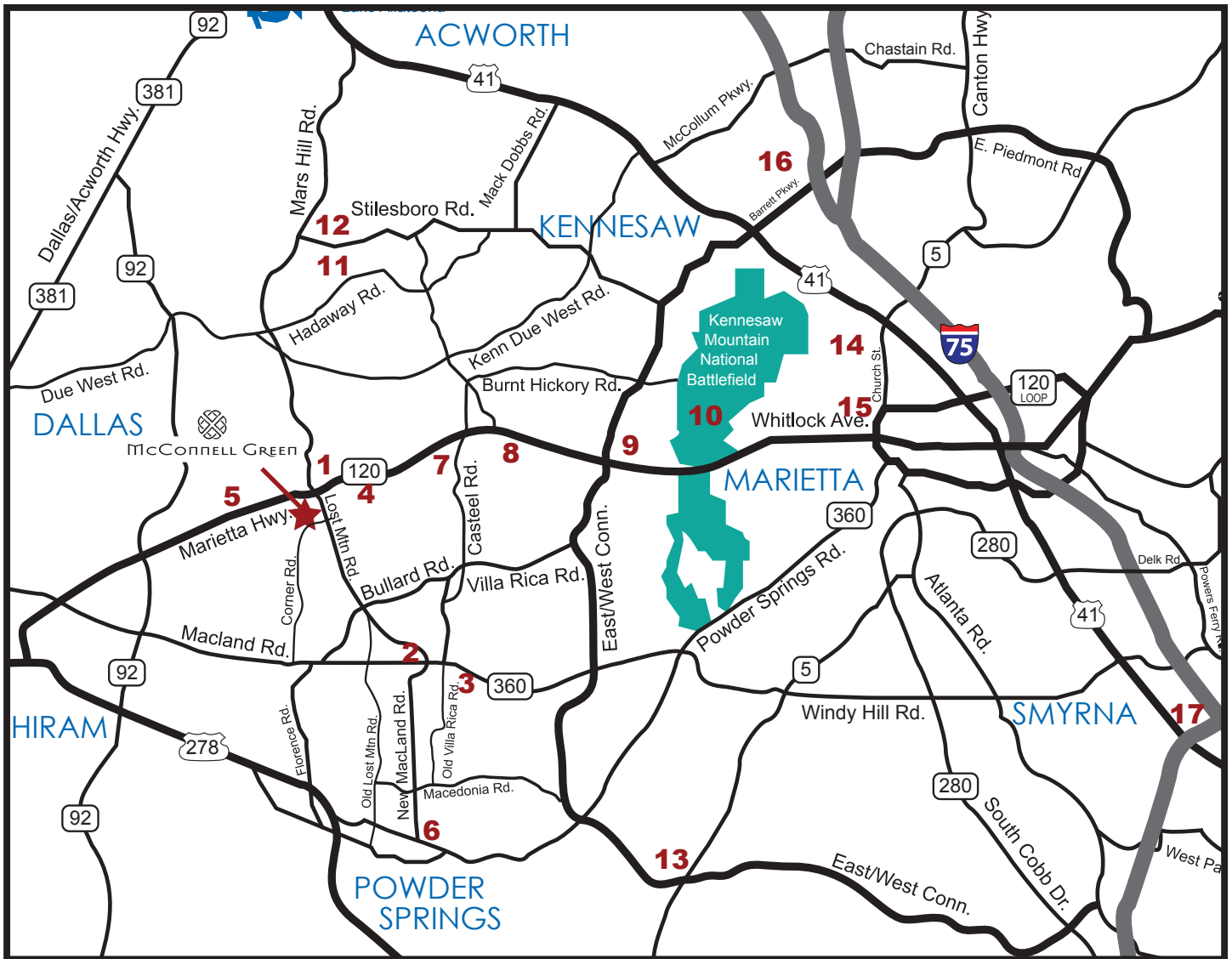
Spacious floorplans are created to inspire Active Adults to relax, pursue hobbies and interests, and entertain. Abundant storage, flexible spaces, natural light, are the hallmarks of every Windsong home and community. Easy Living homes are available from the high \$200s.

Lang may yer lum reek ("may you live long and keep well") at McConnell Green, a Windsong Community.



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WindsongLife.com





AROUND THE NEIGHBORHOOD

McConnell Green appeals to Active Adults seeking easy access to amenities, such as entertainment venues, dining, shopping, and travel, as well as a plethora of parks and historic landmarks.

Located at Corner Road and Lost Mountain Road, McConnell Green is convenient to Downtown Marietta, The Avenues of West Cobb, Kennesaw Mountain National Battlefield Park, Pickett's Mill, and the Marietta History Museum.

1. Publix Shopping Center
2. Kroger Shopping Center
3. West Cobb Aquatic Center
4. West Cobb Senior & Ward Recreation Centers
5. Wal-Mart Super Center
6. Downtown Powder Springs
7. Sprouts Farmers Market & Shops
8. The Avenue West Cobb Shops
9. Lowes & Home Depot
10. Kennesaw Mountain National Battlefield Park
11. Northwest Cobb YMCA
12. West Cobb Regional Library
13. Wellstar Cobb Hospital
14. Wellstar Kennestone Hospital
15. Historic Downtown Marietta
16. Towne Centre Shopping Mall
17. SunTrust Park & The Battery

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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

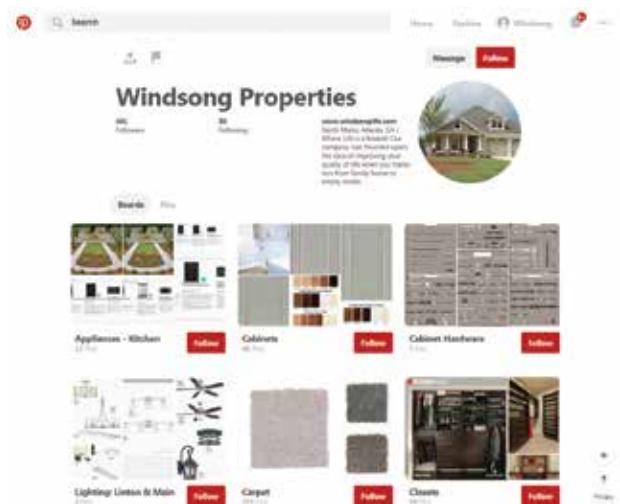
We want designing your new Windsong home to be a natural expression of your style!

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





McCOPPELL GREEN

HOMEOWNER'S ASSOCIATION



The McConnell Green Homeowner's Association

- 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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McCONELL GREEN

INCLUDED FEATURES

EXTERIOR FEATURES

- Elegant Traditional & Craftsman Elevations
- Rocking Chair Front Porch w/ Broom Finished Concrete
- Architecturally Controlled Exterior Color Schemes
- Private Patio or Courtyard Retreat w/ Broom Finished Concrete Patio & Pine Straw
- Low Maintenance Aluminum Fencing & Gates
- Garage Completed with Drywall, Paint and Trim
- Limited Lifetime Warranted Fiberglass Architectural Shingles
- Low Maintenance Fiber-Cement Siding, Cornice & Trim
- Low Maintenance Carriage-Style Steel Insulated Garage Door(s) w/ ½ hp Belt Drive Garage Door Opener(s) & 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 (per plan)
- Reinforced Concrete Slab-on-Grade Foundation
- Pest Control Tubes
- Termite Bait System

- Aluminum Half Screens for Ventilation (not on front)
- Decorative Vinyl Raised Panel or Board & Batten Shutters (per elevation)
- Super Paint Exterior Paint

INTERIOR DESIGN FEATURES

- Smooth Finish Ceilings Throughout
- 36" Direct Vent Fireplace w/ Gas Logs, Marble Surround, Mantle & Wall Switch (per plan)
- 3" Engineered Wood 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
- Brushed Nickel Lever Interior Door Hardware
- Ventilated Shelving in all Closets
- Phone/Data and TV Cable Pre-Wired in Owner's Suite, Guest Bedroom, Great Room & Study
- Ceiling Fan in Great Room & Owner's Suite
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Attic Storage Accessed by Permanent Stairs
- Step Free Access & Wide Doorways
- Laundry Shelf w/ Granite Countertop (per plan)



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 Sink w/ Pull-Out Faucet in Stainless Steel
- 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
- Skylight (per plan)

OWNER'S SUITE & BATHS

- Vaulted or Trey Ceiling in Owner's Suite (per plan)
- Oversized Walk-in Closet(s) in Owner's Suite
- Tile Shower w/ Bench Seat (per plan), Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Chrome Framed Shower Door in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath, Second Bath and Laundry
- 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 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



McCOPPELL GREEN

THE DAVENPORT



ELEVATION C



ELEVATION A



ELEVATION B



ELEVATION D

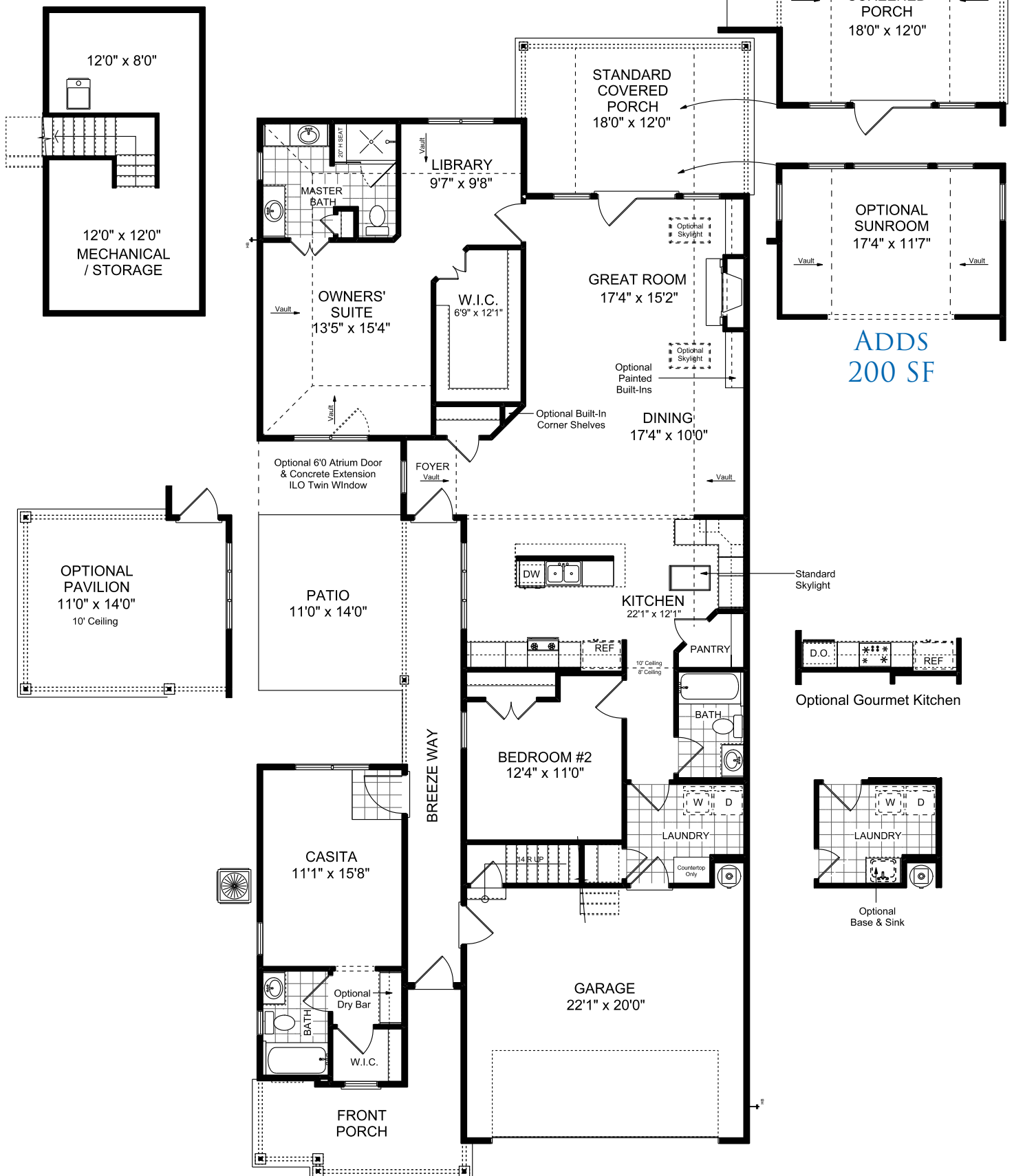


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STORAGE UP



**ADDS
200 SF**

DAVENPORT HEATED - 1992 SF

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McCOPPELL GREEN

THE HADLEY



ELEVATION C



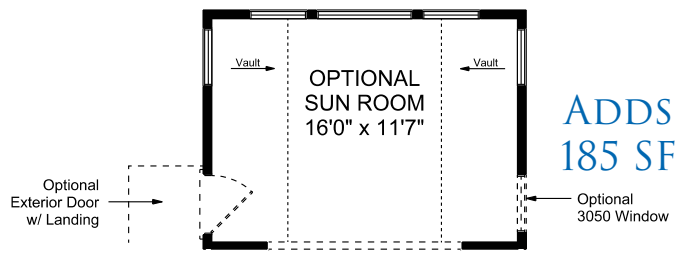
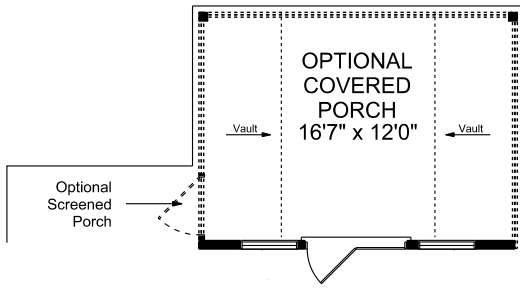
ELEVATION A



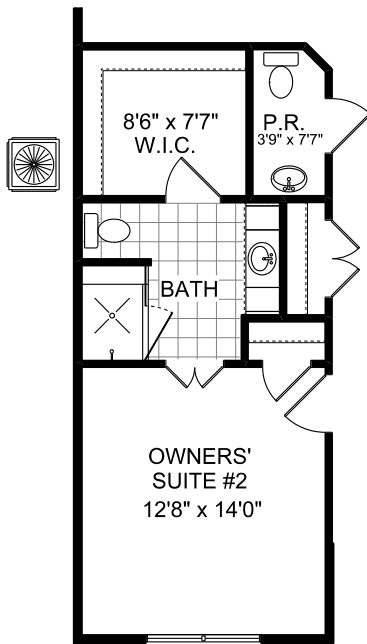
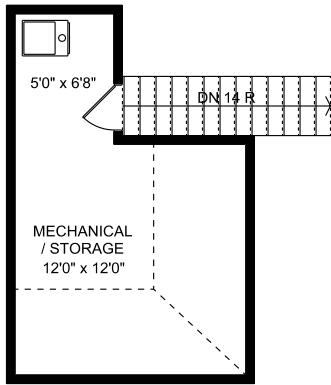
ELEVATION B



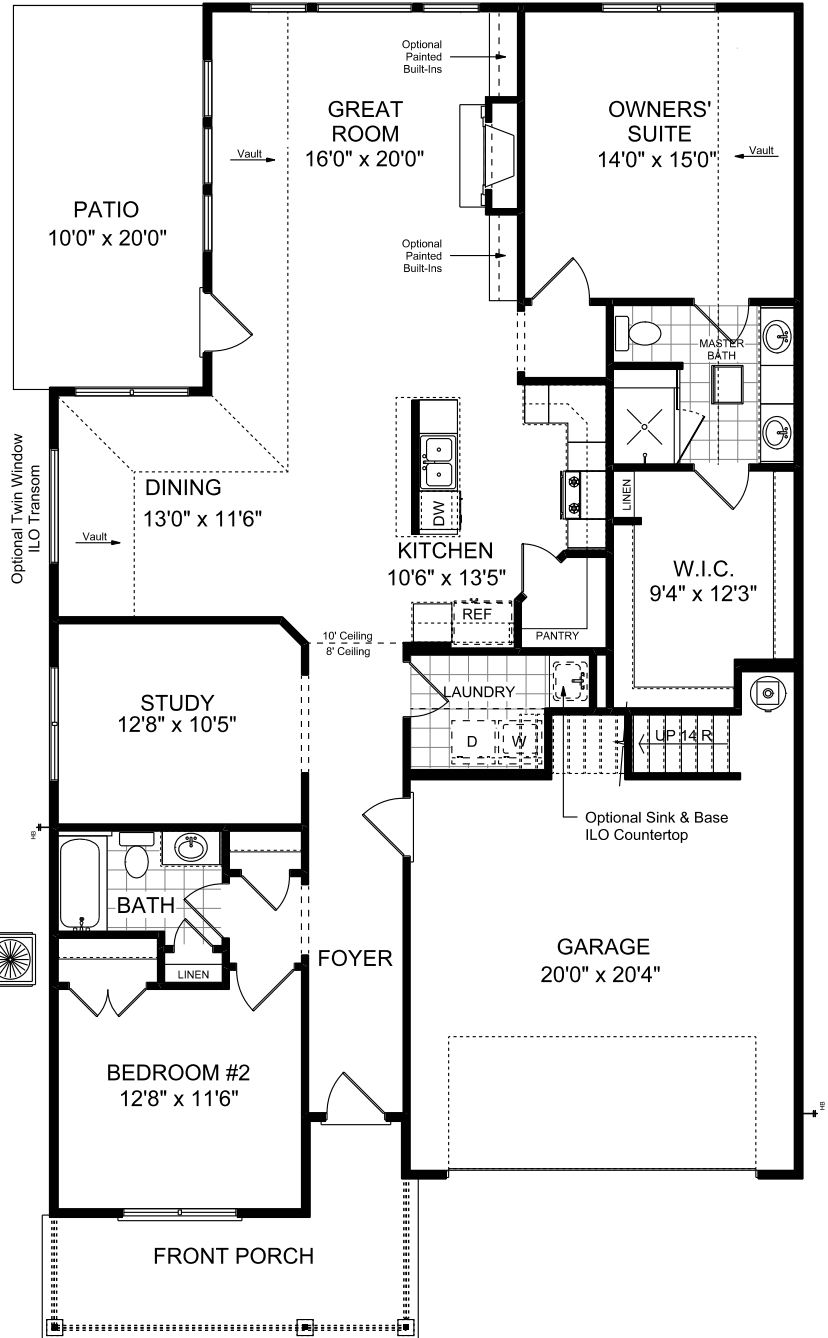
ELEVATION D



STORAGE UP



Dual Master Option



HADLEY HEATED - 1758 SF



McCOPPELL GREEN

THE HARRISON



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

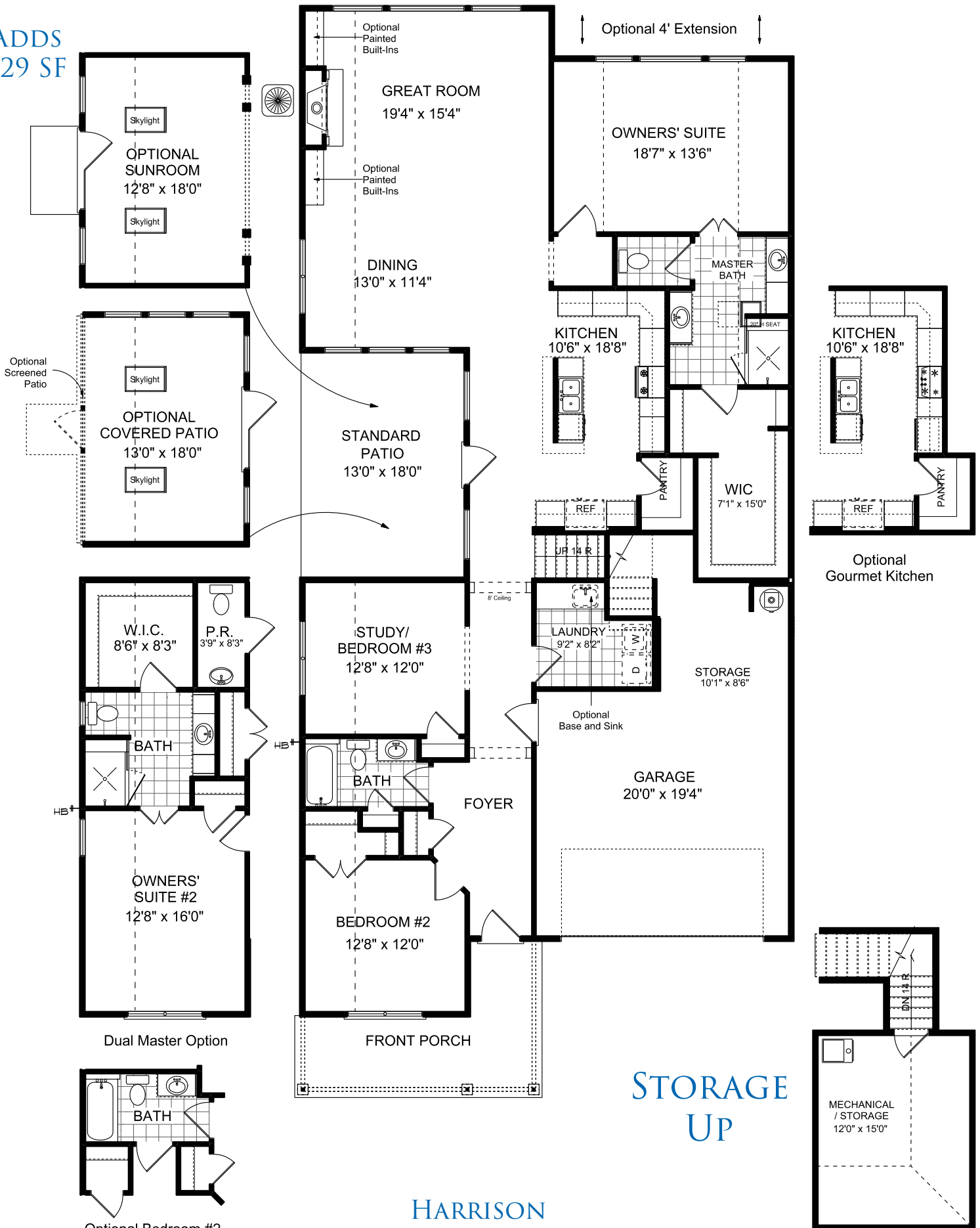


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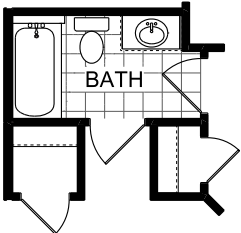
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ADDS
229 SF



Dual Master Option



Optional Bedroom #2
Bath Private Entrance

HARRISON
HEATED - 2130 SF

STORAGE
UP



McCOPPELL GREEN

THE HARRISON
WITH BONUS ROOM



ELEVATION D



ELEVATION A



ELEVATION B



ELEVATION C

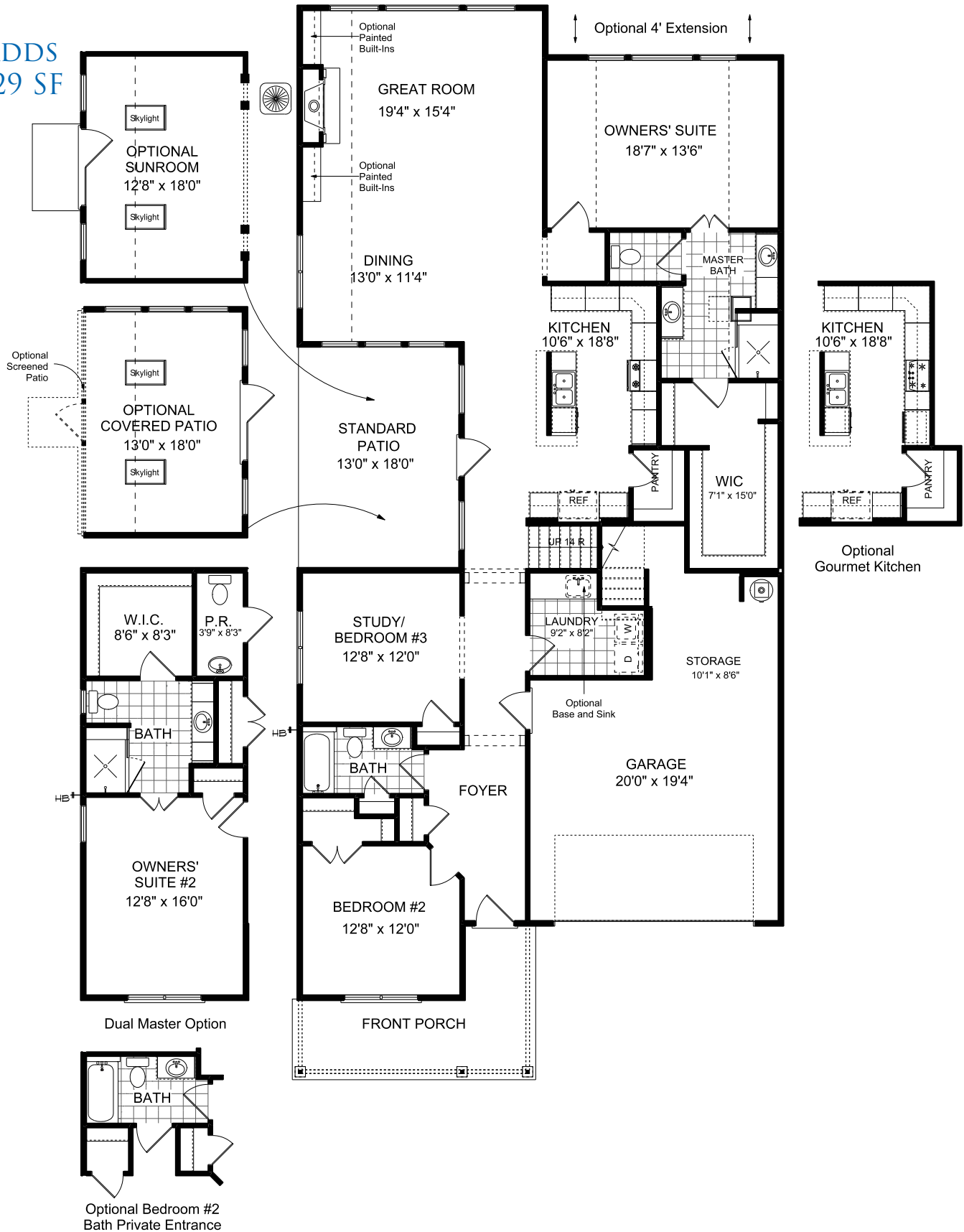


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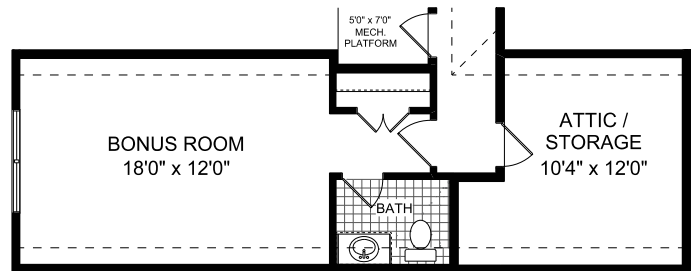
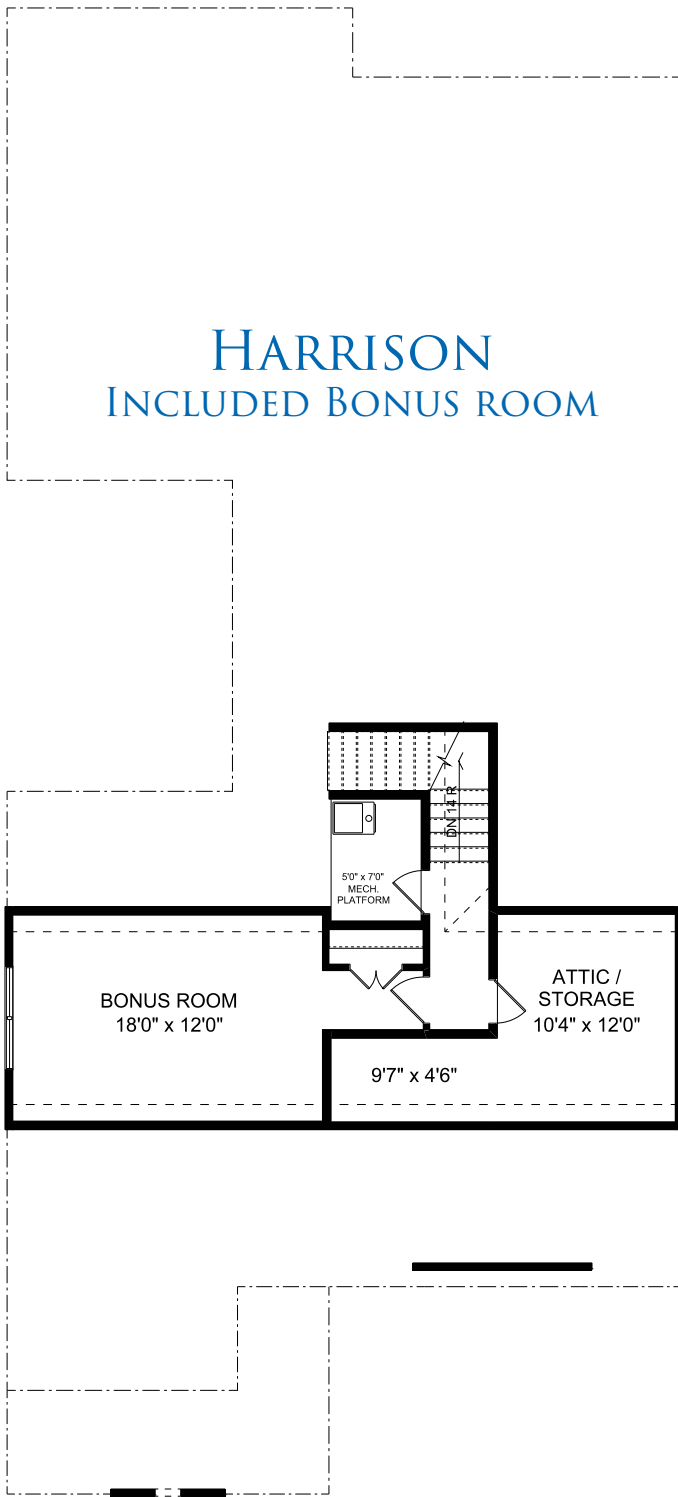
ADDS
229 SF



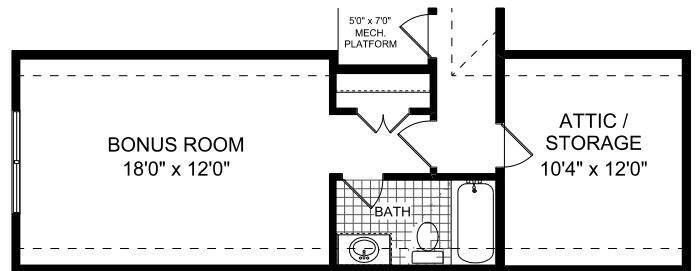
HARRISON WITH BONUS ROOM HEATED - 2416 SF

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HARRISON INCLUDED BONUS ROOM



Bonus Room with Half Bath



Bonus Room with Full Bath

OPTIONAL BONUS ROOM CONFIGURATIONS



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McCOPPELL GREEN

THE HARRISON
REAR LIVING



ELEVATION B



ELEVATION A



ELEVATION C



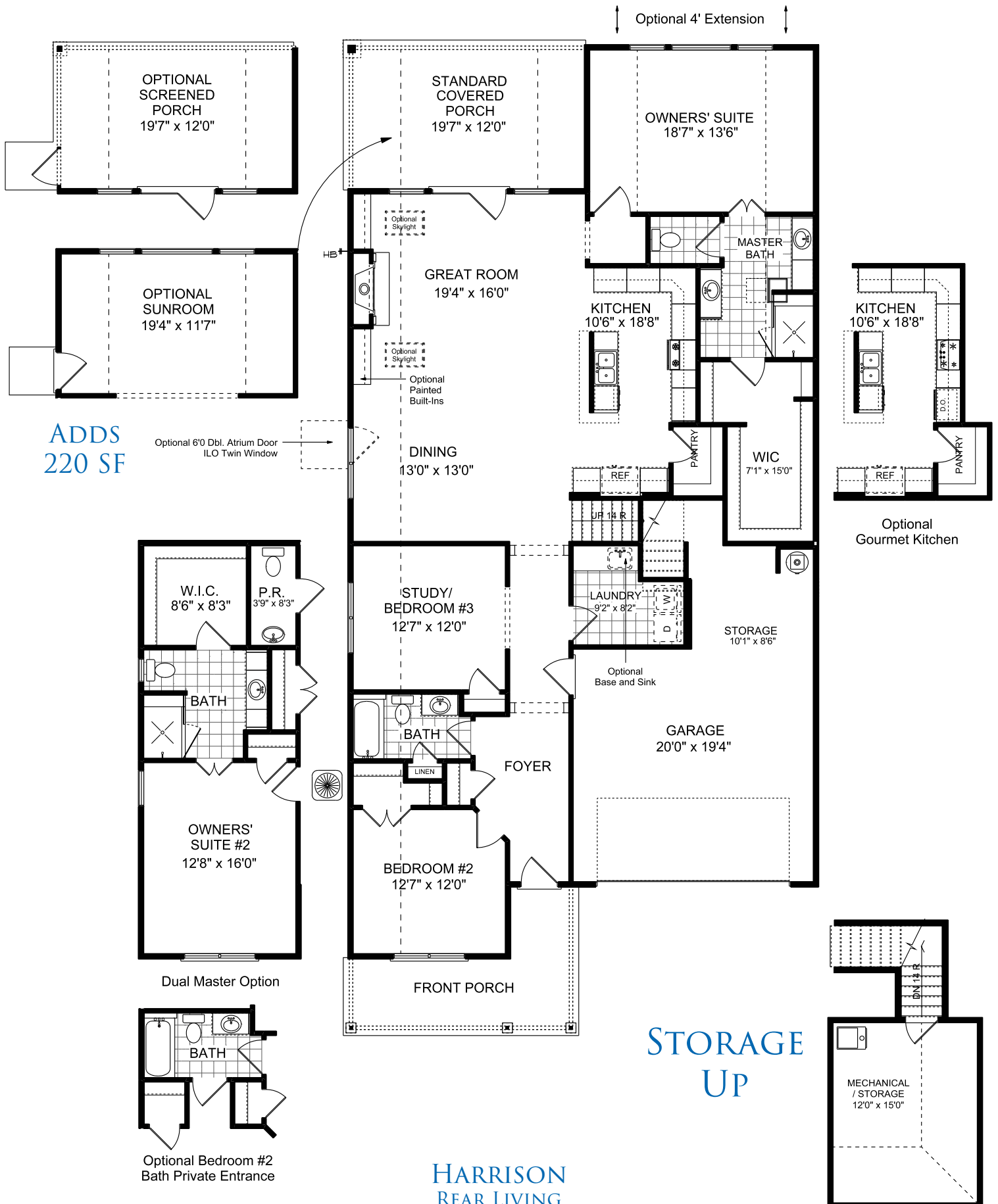
ELEVATION D



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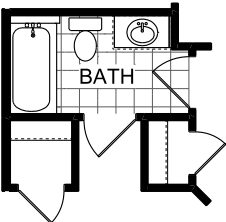
ADDS
220 SF

Optional 6'0 Dbl. Atrium Door
ILO Twin Window

W.I.C. 8'6" x 8'3"
P.R. 3'9" x 8'3"

OWNERS' SUITE #2
12'8" x 16'0"

Dual Master Option



Optional Bedroom #2
Bath Private Entrance

HARRISON
REAR LIVING
HEATED - 2047 SF

STORAGE
UP

MECHANICAL / STORAGE
12'0" x 15'0"



McCOPPELL GREEN

THE HARRISON REAR LIVING WITH BONUS ROOM



ELEVATION B



ELEVATION A



ELEVATION C



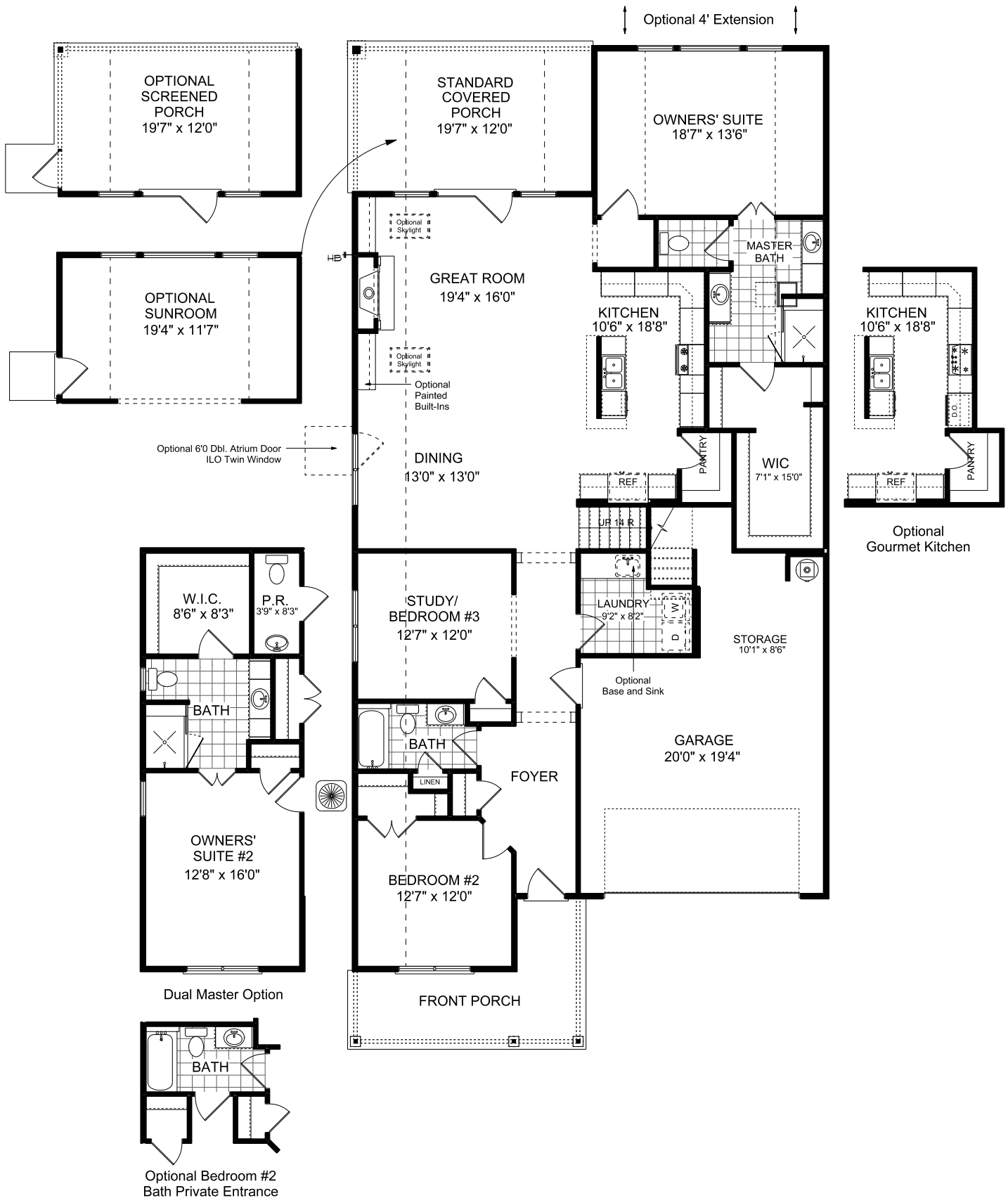
ELEVATION D



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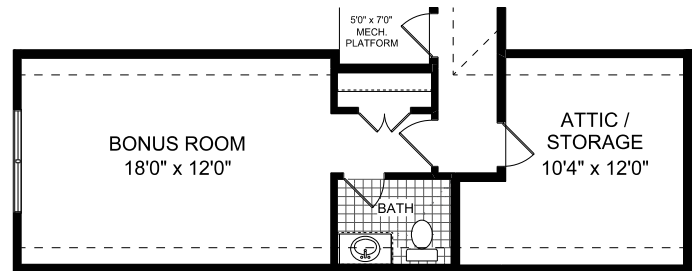
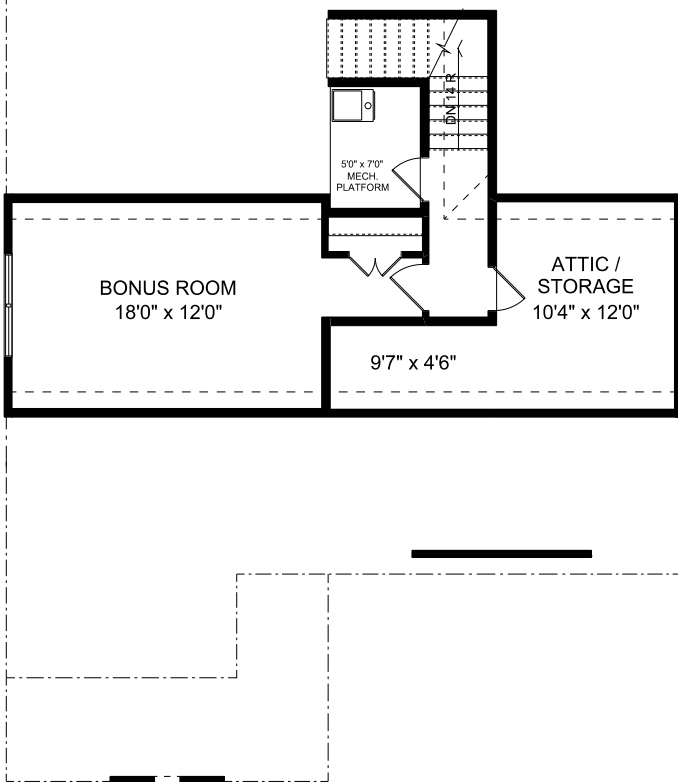


HARRISON REAR LIVING WITH BONUS ROOM HEATED - 2333 SF

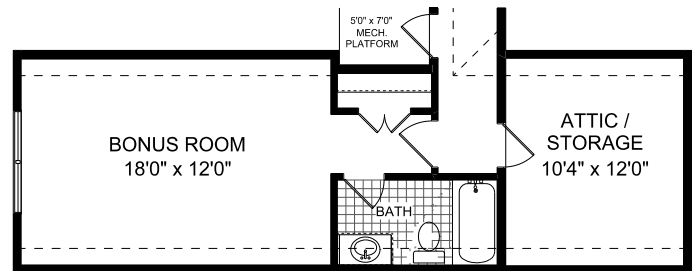
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HARRISON REAR LIVING INCLUDED BONUS ROOM



Bonus Room with Half Bath



Bonus Room with Full Bath

OPTIONAL BONUS ROOM CONFIGURATIONS



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McCOPPELL GREEN

THE LAWRENCE



ELEVATION A



ELEVATION B



ELEVATION C



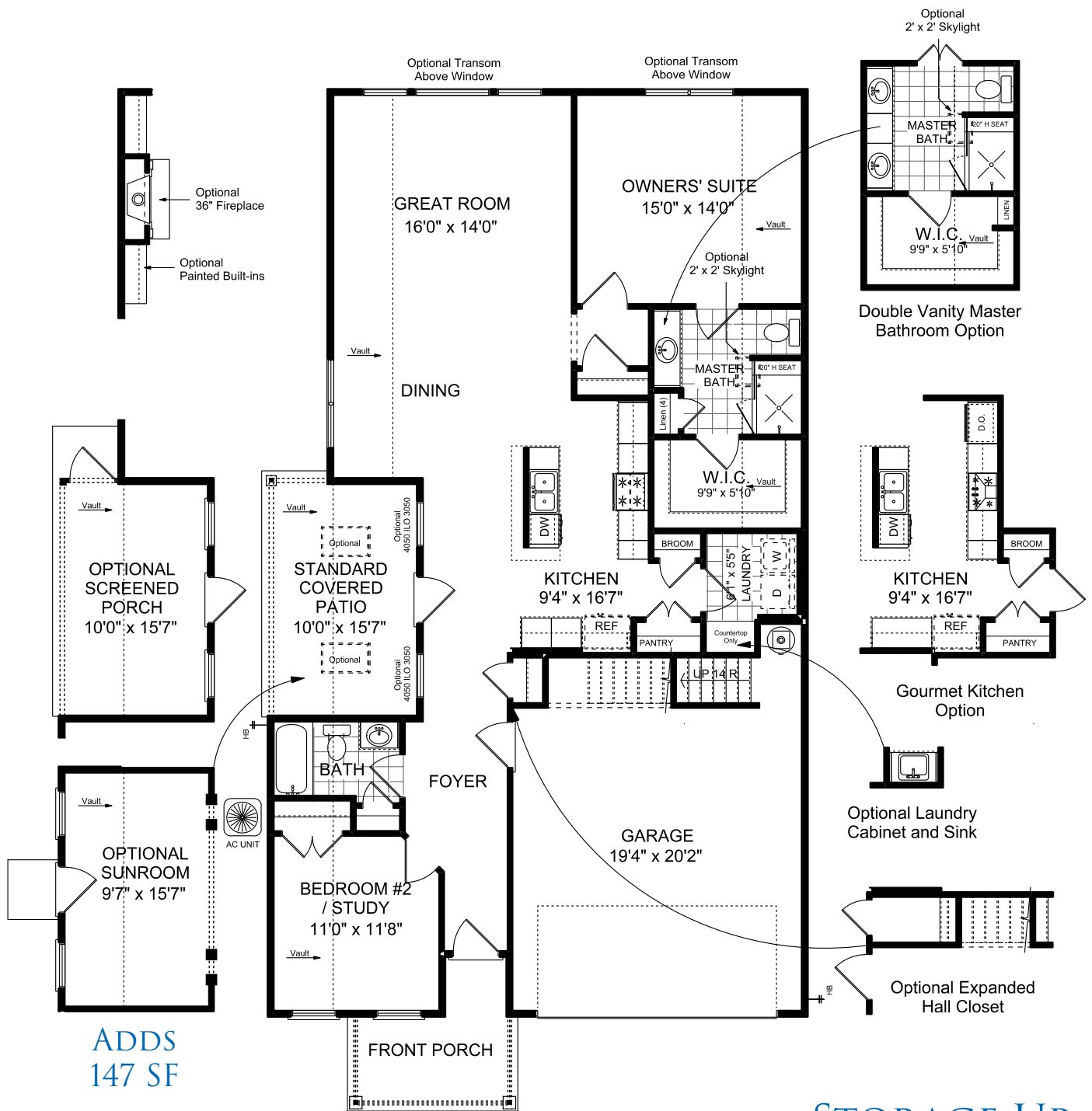
ELEVATION D



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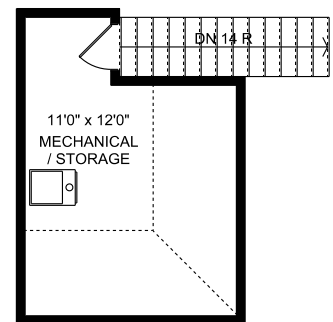
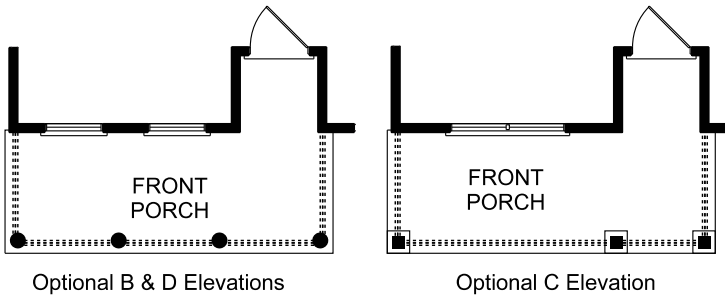
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ADDS
147 SF

STORAGE UP



LAWRENCE
HEATED - 1481 SF



McCONELL GREEN

THE LAWRENCE
WITH BONUS ROOM



ELEVATION A



ELEVATION B



ELEVATION C



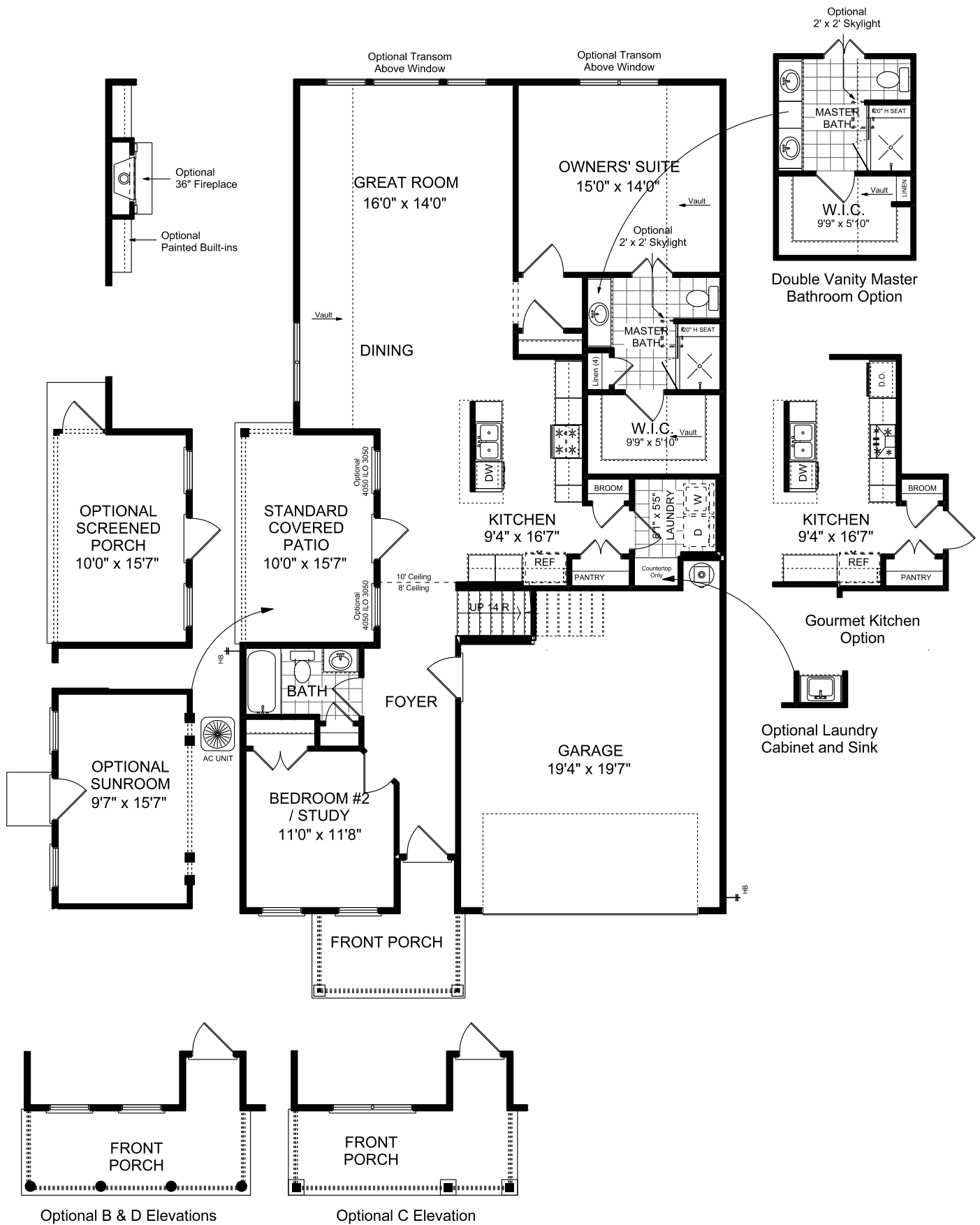
ELEVATION D



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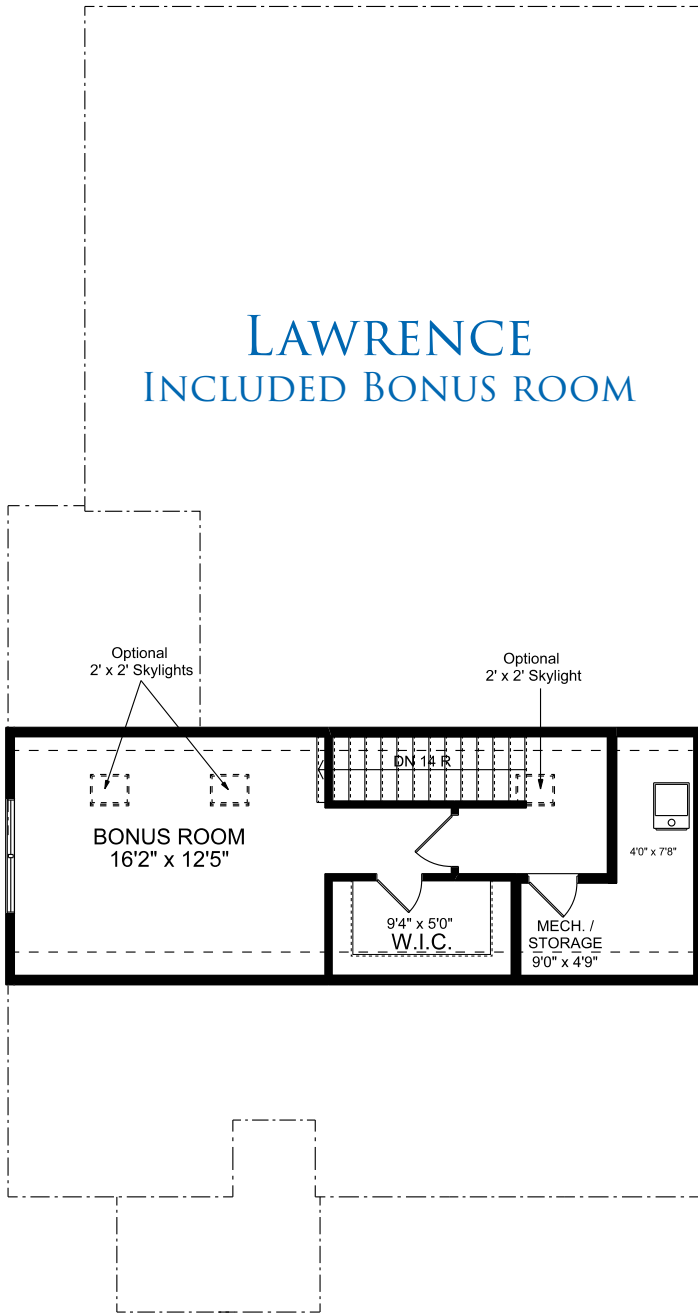


Optional B & D Elevations

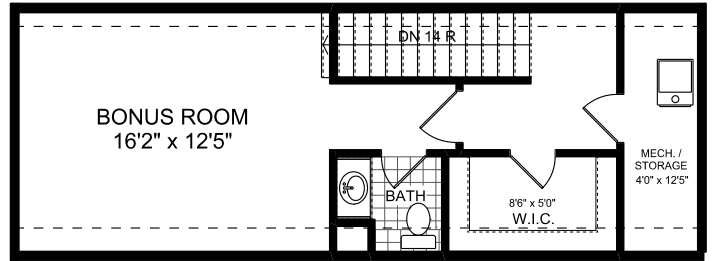
Optional C Elevation

LAWRENCE WITH BONUS ROOM HEATED - 1818 SF

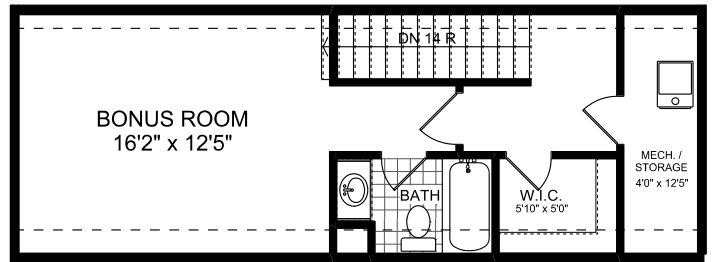
LAWRENCE INCLUDED BONUS ROOM



OPTIONAL BONUS ROOM CONFIGURATIONS



Optional Layout with Half Bath



Optional Layout with Full Bath



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