

Build With
Confidence



HERON
RIDGE
&
CLUB
COTTAGES
at Harbor Club

WATERFORD
HOMES



ABOUT WATERFORD HOMES

The Waterford Difference

Waterford Homes is one of Atlanta's most successful and respected private homebuilding companies. Since 1991, we have been dedicated to building homes that are a superior blend of architectural design, quality craftsmanship, and attention to detail. We constantly challenge ourselves to build the best possible home, with the right features and materials, at a price our homeowners can afford. We back them with the industry's premier insured warranty program, as well as our own committed customer service to make sure that each family continues to be satisfied with and excited about their new home.





David Clough, the founder and President of Waterford Homes, brings many years of home building experience to the company. He started his homebuilding career with a large national homebuilder immediately upon graduation from Princeton University, and learned the business from the ground up. David has served as both President of the Greater Atlanta Homebuilder's Association and the Home Builders Association of Georgia.

SECOND GENERATION FAMILY BUSINESS

Drew Clough, Vice President, began his career in finance in New York after graduation from Vanderbilt University.

Having spent numerous summer internships learning the construction process, he rejoined Waterford Homes in 2013 to help guide the company through the next chapter in its history. His experience in finance and business will help ensure the continued success of the family business for the next generation.





HERON RIDGE

HERON RIDGE
at Harbor Club





HERON RIDGE

BASE PRICE LIST

PLAN	HEATED SF	
RANCH PLANS		
ASPEN RIDGE (SLAB)	2375	\$538,900
ASPEN RIDGE (BSMT)	2740	\$610,900
AMELIA (SLAB)	2680	\$543,900
MASTER ON MAIN PLANS		
MAGNOLIA (SLAB)	2325	\$517,900
MAGNOLIA (BSMT)	2745	\$580,900
OCONEE (SLAB)	2420	\$537,900
GRAYSON (BSMT)	2970	\$620,900
GRAYSON (SLAB)	2595	\$574,900

THIRD - CAR GARAGE + \$20,000 (SLAB) \$22,500 (BSMT)
GOLF CART GARAGE + \$12,500 (SLAB) \$15,000 (BSMT)

See Sales Manager for Pricing on Stone and Other Elevations
 Waterford Homes reserves the right to change plans & specifications without notice

ALL HOMES INCLUDE THE INSURED HBW 2/10 WARRANTY

Revised 9/19/2022



HOMESITE AVAILABILITY



HERON RIDGE

HOME SITE	PLAN	S/B	LOT PREMIUM
31		BSMT	25,000
32		BSMT	20,000
33	Magnolia	BSMT	25,000
35		BSMT	10,000
36		BSMT	25,000
37		BSMT	20,000
41		SLAB	35,000
44	Amelia	SLAB	15,000
45	Grayson	SLAB	15,000
46	Aspen Ridge	SLAB	10,000
47	Amelia	SLAB	10,000
48		SLAB	5,000
49		SLAB	

HOMESITE AVAILABILITY



CLUB COTTAGES

HOME SITE	PLAN	S/B	LOT PREMIUM	HOME SITE	PLAN	S/B	LOT PREMIUM
1		BSMT	-	25	Aspen Ridge	BSMT	40,000
6		SLAB	-	26		BSMT	40,000
7		SLAB	-	32	Grayson Cottage	BSMT	5,000
8		SLAB	-	33	Aspen Ridge	BSMT	10,000
9		SLAB	15,000	34	Grayson Cottage	BSMT	25,000
10		SLAB	20,000	35	Oconee	BSMT	15,000
11		BSMT	25,000	47		BSMT	40,000
12		BSMT	30,000	49		BSMT	40,000
14		BSMT	30,000	50		BSMT	30,000
15		BSMT	30,000	51		SLAB	20,000
16		BSMT	30,000	65	Oconee	SLAB	20,000
21		SLAB	15,000	66	Oconee	SLAB	20,000
22		SLAB	10,000				
23		SLAB	10,000				

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STANDARD FEATURES

ELEGANT INTERIOR DESIGNS

- Ranch & Master on Main Open Concept Floorplan Options
- 9' Ceilings on Main Level and 8' Ceiling 2nd Level (Per Plan)
- 42" Wood Burning Fireplace
- Satin Nickel Lever Interior Door Hardware
- LVP Floors in Common Areas on Main Level
- Wide Selection of Luxurious Carpeting with 6 lb. Padding
- Designer Tile Selections In Master Suite & Secondary Baths
- Designer Tile Selections In Laundry Room
- Staircase w/Solid Oak Treads
- Square Wood Balusters w/Solid Oak Handrail
- 8" Base Boards & 5" Smooth Cove Crown in Public Areas on Main Level & Master BR
- 6" Base Boards in Secondary BRs, Bonus & Terrace If Finished
- Mudroom with Optional Custom Bench & Paneling (Per Plan)
- Designer Sherwin Williams Interior Paint

GOURMET KITCHENS

- Designer Painted Cabinets w/Decorative Crown Molding
- Soft Close Doors and Drawers (Kitchen Only)
- Granite Kitchen Countertops with Tile Backsplash
- Under Cabinet Lighting
- Oversized Island with Granite Top (Per Plan)
- Single Bowl Stainless Undermount Sink with Disposal
- Chrome Delta Pull Down Faucet w/Sprayer
- Whirlpool SS Freestanding Electric Range (WEE510S0FS)
- Whirlpool SS Dishwasher (WDT730PAHZ)
- Whirlpool SS Microwave w/ Sensor Cooking (WMH32519HZ)

OWNER'S SUITE

- Tray or Raised Ceiling in Master Suite (Per Plan)
- Designer Painted Cabinets with Granite Countertops
- Round Undermount Sinks
- Gentleman's Height Raised Vanities (Per Plan)
- Delta 8" Spread Chrome Faucet
- Designer Framed Mirrors Selections
- Zero-Entry Walk-In Shower with Dry Area (Per Plan)
- Shaving Shelf and Bench (Per Plan)
- Chrome Frameless Glass Shower Enclosure
- Designer Tile Selections for Floors & Shower Surround
- Custom Tile Shower Niche In Master Shower
- Comfort Height Toilet

SMART HOME FEATURES

- Qolsys IQ Panel 2 Panel
- Alarm.com App—Central Hub for the Connected System
- Honeywell T6 Pro Smart Thermostat
- Skybell Video Doorbell
- 1 Leviton Smart Light Switch
- Schlage Connect Smart Deadbolt
- Expandable Platform with Additional Smart Home Options Available

SECONDARY BATHS

- Designer Painted Cabinets with Granite Countertop
- Delta Chrome Faucet
- Designer Framed Mirror Selections
- Designer Tile or Hardwood Flooring Selection
- Designer Tile In All Secondary Bath walls
- Custom Shower Niche in All Secondary Baths

INSPIRING EXTERIOR DESIGNS

- Variety of Stunning Exteriors Available (Per Plan & Home site)
- Two Car Front Entry with 3rd Car or Golf Cart Garage Options (Per Home Site and Elevation)
- 8" Siding (Fiber Cement) on Sides and Rear
- Architectural Shingles – 30 Year Manufacturer Warranty
- Solid 8' Fiberglass Front Door with 6 Light Panes (Per Plan)
- Carriage Style Steel Insulated Garage Doors with Openers
- Professionally Landscaped Yards, Sod on Front, Rear, & Sides
- Irrigation System for All Sodded Areas
- Rear Patio or Deck (Per Plan & Home Site)

ENERGY EFFICIENT AND SAFETY FEATURES

- Elegant Lighting Packages including Ceiling Fans in Family Room, Master BR & Bonus/Game Room, Under Cabinet Lighting in Kitchen and Various Finish Choices
- Floor Outlet in Family Room
- Recessed Can Lighting in Kitchen, Halls & Master BR (Per Plan)
- Low Maintenance, Energy Efficient Vinyl Windows
- Family Room and All Bedrooms Pre-wired and Braced for Ceiling Fans
- Recirculating 50 Gallon Quick Recovery Electric Water Heater
- Hub Drain Installed for Water Softener
- Water Conservation-Rated Toilets
- 14 SEER Heat Pump Engineered to Size of Home
- Two Programmable Thermostats for Climate Control
- R-13 Exterior Walls, R-38 Blown Insulation Attic, R-30 in Garage Ceilings under heated area, R-19 in Vaulted & Basement ceiling

CUSTOMER SERVICE COMMITMENT

- HBW® 2-10 Insured & Transferable Home Warranty
- Termite Pre-Treatment with Renewable Warranty
- Pestban Pest Control Built-In Tube System
- Pre-Construction Consultation with Builder
- Pre-Sheetrock Consultation with Builder for Option Verification
- Professional Interior Design Consultation
- Certified Professional Homebuilder



INVENTORY
HOMES

LOT 44

Amelia Slab w/ 3 Car Garage



4 BR | 3 BA | 2,690SF



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INVENTORY HOME

1391 Lake Drive

Amelia

FEATURES AND PRICING INFORMATION

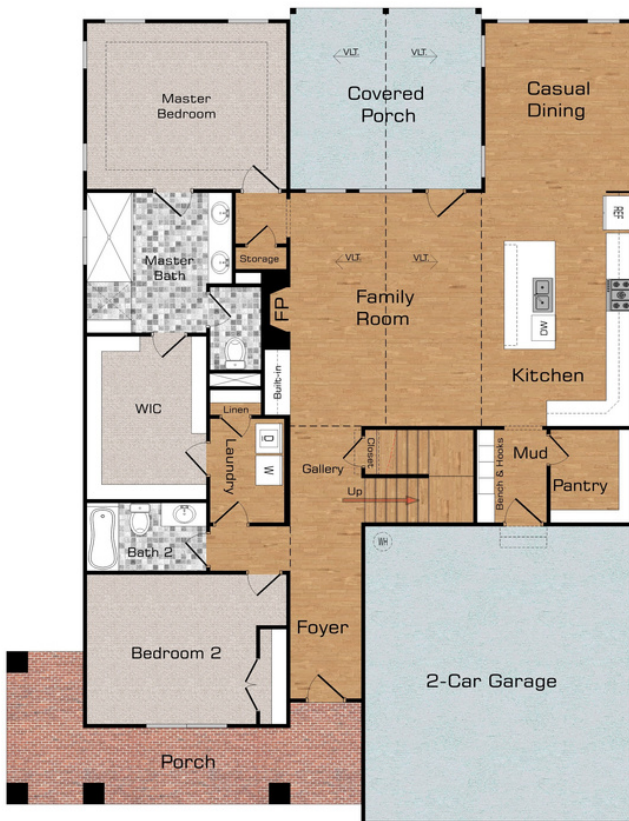
LOT	LOT 44
PLAN	AMELIA SLAB
INCLUDED FEATURES	PRICE
BASE PRICE	\$548,900
LOT PREMIUM	15,000
3 CAR SIDE ENTRY GARAGE	20,000
12' X 15' REAR COVERED PATIO	10,800
STUB FOR LAUNDRY SINK	500
DECORATING ALLOWANCE	5,000
	FULL PRICE: \$600,200

LOT 65 - CLUB COTTAGES

Ocone Slab w/ 2 Car Garage



3 BR | 3 BA | 2,420SF



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INVENTORY HOME

1021 Spoon Drive

Oconee

FEATURES AND PRICING INFORMATION

LOT

LOT 65 - CLUB COTTAGES

PLAN

OCONEE SLAB

INCLUDED FEATURES

PRICE

BASE PRICE	\$537,900
LOT PREMIUM	\$20,000
WRAP PORCH	5,000
15' X 17' REAR COVERED PATIO	15,300
STUB FOR LAUNDRY SINK	500
DECORATING ALLOWANCE	6,600

FULL PRICE: \$585,300

PRICE REDUCTION: \$10,300

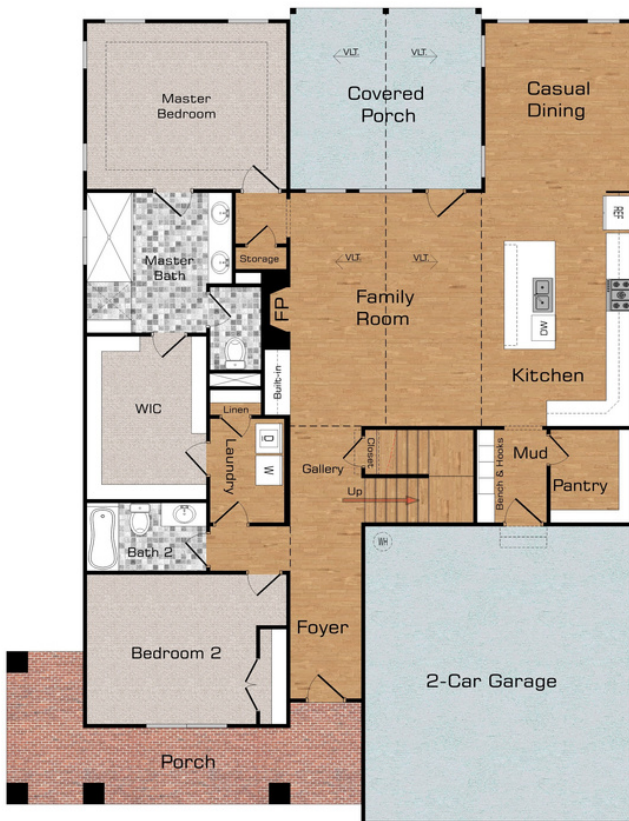
UPDATED PRICE: \$575,000

LOT 66 - CLUB COTTAGES

Oconee Slab w/ 2 Car + Golf Cart Garage



3 BR | 3 BA | 2,420SF



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INVENTORY HOME

1011 Spoon Drive

Oconee

FEATURES AND PRICING INFORMATION

LOT	LOT 66 - CLUB COTTAGES
PLAN	OCONEE SLAB
INCLUDED FEATURES	PRICE
BASE PRICE	\$537,400
LOT PREMIUM	20,000
GOLF CART GARAGE	12,500
WRAP PORCH	5,000
15' X 17' REAR COVERED PATIO	15,300
STUB FOR LAUNDRY SINK	500
DECORATING ALLOWANCE	6,900
	FULL PRICE: \$597,600



HERON RIDGE



PLAN
PORTFOLIO

AMELIA Slab



4 BR | 3 BA | 2,680 SF

First Floor



2nd Floor



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ASPEN RIDGE

Slab or Basement



4 BR | 3 BA | 2,380 - 2,740 SF

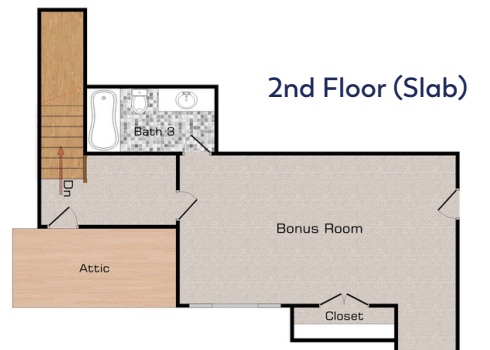
First Floor



Basement



2nd Floor (Slab)



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GRAYSON Basement



4 BR | 3 BA | 2,970 SF

First Floor



Basement



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MAGNOLIA

Slab or Basement



3-4 BR | 4 BA | 2,325 - 2,745 SF



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OCONEE Slab



3 BR | 3 BA | 2,420 SF

First Floor



2nd Floor



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WARRANTY PROGRAM

Build With Confidence

Three Pillars of Our Confidence Program:

Build the best possible home. We combine superior architectural design, proven materials, and quality craftsmanship. We conduct extensive in-house quality checks on each home we build, at four separate stages during the home building process: foundation, framing, pre-drywall and completion.

Service Appointments

Waterford Homes offers three in-person service appointments to each new homebuyer.

- Pre-closing homeowner orientation (~7-10 Days Prior to Closing)
- Post-closing service review (~45 Days After Closing)
- Year-end final inspection (1 Year After Closing)

Written warranty program.

Waterford Homes is a member of the National Association of Homebuilders and the Greater Atlanta Home Builders Association. We provide the GAHBA's Home Buyer Handbook, which explains the warranties and outlines builder and homeowner responsibilities. In select neighborhoods only, Waterford Homes enrolls our homes in the Home Buyers Warranty Corporation 2-10 Warranty. This is extended two-year limited warranty coverage for plumbing, electrical, and mechanical systems plus 10-year protection for qualified structural defects. This warranty is insured and automatically transferable if you sell your home during the first ten years after initial purchase. As the proud owner of a beautiful new residence built by Waterford Homes, you can be confident that your home carries the best-written warranties in the business.



NOTES





WaterfordHomes.com

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