



WATERFORD HOMES



BUILD WITH CONFIDENCE



BASE PRICE LIST

PLAN	HEATED SF	BASE PRICE	SF W/ BONUS / GAME ROOM	PRICE
RANCH PLANS				
ASPEN RIDGE (SLAB)	1885	\$369,400	2380	\$389,900
ASPEN RIDGE (BSMT)	1885	\$417,000	2740	\$445,900
AMELIA (SLAB)	2065	\$396,600	2680	\$419,900
AMELIA (BSMT)	2065	\$452,400	2860	\$479,900
MASTER ON MAIN PLANS				
MAGNOLIA (SLAB)	1635	\$352,100	2225	\$374,900
MAGNOLIA (BSMT)	1635	\$406,500	2645	\$438,900
MADISON (SLAB)	1850	\$369,300	2345	\$389,900
MADISON (BSMT)	1850	\$418,300	2650	\$445,900
THIRD - CAR GARAGE + \$17,500 (SLAB) \$20,000 (BSMT)				
GOLF CART GARAGE + \$10,000 (SLAB) \$12,500 (BSMT)				

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

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

ALL HOMES INCLUDE THE INSURED HBW 2/10 WARRANTY

Revised 12/26/2019



WATERFORD HOMES



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
- Wrought Iron or 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
- Coffered Ceiling or Decorative Beams in Family Room (Per Plan)
- Mudroom with Optional Custom Bench & Paneling (Per Plan)
- Designer Sherwin Williams Interior Paint

Gourmet Kitchens

- Designer Painted 42" 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 (WEE510SoFS)
- 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
- Square 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

Powder / Main Level Bath

- Designer Painted Cabinets with Granite Countertop
- Delta 8" Spread 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
- Comfort Height Toilet
- 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)
- Brick Front and Side Foundations w/ Stone Options
- 8" Smooth Siding (Fiber Cement) on Sides and Rear
- Architectural Shingles – 30 Year Manufacturer Warranty
- Solid 8' 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
- 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
- Radiant Barrier Sheathing in Attic
- R-13 Exterior Walls, R-30 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

HOMESITE AVAILABILITY



HOME SITE	PLAN	SF	SLAB / BASEMENT	AVAILABILITY	PRICE	GARAGES
66	Amelia	2680	Slab	Model		3
64	Madison	2370	Slab	Available	423,200	3
63	Amelia	2680	Slab	Available	451,200	3
12	Aspen Ridge	2740	Basement	Available	458,300	2
13	Magnolia	2645	Basement	Available	444,900	2
57			Slab	Available		
58			Slab	Available		
59			Slab	Available		
60			Slab	Available		
61			Slab	Available		
62			Slab	Available		
65			Slab	Available		
18			Basement	Available		
17			Basement	Available		
16			Basement	Available		
15			Basement	Available		
14			Basement	Available		
11			Basement	Available		



LOT 12

Aspen Ridge Bsmt

Basement



First Floor





LOT 13

Magnolia Basement

Basement



First Floor





LOT 63

Amelia Slab

First Floor



Second Floor





LOT 64

Madison Slab

First Floor



Second Floor





LOT 66

Amelia Slab

First Floor



Second Floor



INVENTORY HOME

Lot 66

Amelia Slab

FEATURES AND PRICING INFORMATION ON OUR RECENT SPEC START:

LOT	63	
PLAN	AMELIA	
FOUNDATION	SLAB	
INCLUDED FEATURES		
1. BASE PRICE	\$419,900	
2. 3-CAR GARAGE	\$17,500	
3. 12' X 14' REAR COVERED PATIO w/FIREPLACE	\$13,000	
4. BARN DOORS	\$2,000	
5. BEAMS IN MASTER BEDROOM	\$2,000	
6. LAUNDRY SINK IN CABINET WITH UPPER CABINETS	\$2,000	
	FULL PRICE:	\$456,400
	MARKET HOME INCENTIVE:	-\$1,500
	FULL PRICE:	\$454,900

APPROX	SQ.FT.
HEATED	2,680
OPEN	
TOTAL	2,680
FOUNDATION	2,065
GARAGE	790
COVERED PORCH	215
TOTAL UNDER ROOF	3,685



HERON RIDGE



Harbor
Club

LAKE OCONEE



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