



VILLAGE AT WATERFORD

FROM THE HIGH \$100S

VILLAGE AT WATERFORD

NEW HOMES

STARTING IN THE \$190s

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



SALES CONSULTANT:

Elysa Brown

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SALES CONSULTANT:

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FEATURE SHEET

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
- Classic Endurance Stone Core 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 with phone and cable prewire (per plan)
- 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

THE KNIGHT DIFFERENCE - CUSTOMER SERVICE

- Pre-closing home orientation
- One year Knight exclusive in-house warranty
- 2-10 structural extended warranty by 2-10 Warranty Corporation
- Transferrable termite bond
- Certified Professional Home Builder - honorable designation
- Recognized by Greater Atlanta Home Builder Association as "Builder of the Year"

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HOME PLANS - THE COURT

| PLAN NAME | | | | APPROX. | SPECIAL |
|-----------------|---|-----|---|-------------|--|
| ALEXIS | 3 | 2.5 | 2 | 1,704 | Open concept with large kitchen islands Upstairs laundry Large walk-in closets Oversized Homeowner's retreat |
| CAROLINE | 4 | 2.5 | 2 | 1,995 | Open concept with large kitchen islands Upstairs laundry Large walk-in closets Oversized Homeowner retreat |
| LAYLA II | 3 | 2.5 | 2 | 2,009 | Open concept with kitchen island Oversized Homeowner's retreat and large walk-in closets |
| REAGAN | 4 | 2.5 | 2 | 2,139 | Open concept with Kitchen Island Large mudroom Large Homeowner's retreat with walk-in closet Loft area upstairs |
| ZOEY II | 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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HOME PLANS - THE PARK

| PLAN NAME |  |  |  |  APPROX. | SPECIAL |
|----------------------------|---|---|---|--|--|
| <u>CANNON</u> | 4 | 2 | 2 | 1,790 | Open Concept Ranch Homeowner's retreat with walk-in closet Large Kitchen Island |
| <u>HAMILTON II</u> | 4 | 2.5 | 2 | 2,189 | Formal dining Oversized Homeowner's retreat with large walk-in Upstairs laundry |
| <u>HORIZON</u> | 4 | 2.5 | 2 | 2,677 | Oversized Homeowner's retreat Formal living/study and dining room combo |
| <u>KENDALL</u> | 4 | 2.5 | 2 | 2,443 | Oversized Homeowner's retreat with large walk-in closet Large kitchen island Loft area upstairs |
| <u>LIBERTY</u> | 4 | 2 | 2 | 2,402 | Formal living and dining Game room or 4 th bedroom Upstairs laundry Large walk-in closets |
| <u>PATRIOT 4 BR</u> | 4 | 3 | 2 | 2,193 | Formal dining Guest bed and full bath on main Large Kitchen Oversized Homeowner's with sitting area |
| <u>WESTIN</u> | 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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