

Windsor Village

Available Single Homes
Opelika, Alabama

Lot 7 – \$454,900

- Windsor C
- 3 bed / 2 bath
- Two Car Garage
- 10' Ceiling
- Cast Stone Gas Fireplace
- 2,150 SF
- READY NOW

Lot 9 – \$459,900

- Windsor C
- 3 bed / 2 bath
- Two Car Garage
- 10' Ceiling
- Cast Stone Gas Fireplace
- 2,150 SF
- READY NOW



TOLAND
CONSTRUCTION

Pricing is subject to change at anytime without notice.

Windsor Village

Single Family Floorplans
Available at Windsor Village

Windsor – \$459,900

- 3 bed / 2 bath
- 2,150 SF – 2,160 SF
- Single Story

Azalea – \$494,900

- 3 bed / 2 bath / Flex Room
- 2,241 SF
- Single Story

Cook - \$499,900

- 3 bed / 2.5 bath
- 2,450 SF
- Optional 2nd Floor w/ Bed,
Bonus & Bath - Adds 676 SF
+ \$70,000

Rogers - \$509,900

- 4 bed / 3 bath
- 2,495 SF
- Two Story

Sanders - \$521,900

- 3 bed / 3 bath
- 2,778 SF
- Two Story

Windy Hill - \$529,900

- 4 bed / 3 bath
- 2,842 SF
- Two Story

Club - \$529,900

- 4 bed / 3 bath
- 2,755 SF
- Two Story

1. Pick your lot. 2. Pick your plan. 3. Pick your finishes!



Pricing is subject to change at anytime without notice.

Windsor Village



- Model Home
- Available for Presale
- Spec Under Construction
- Sold
- Future Release

TOLAND
REALTY

TOLAND
CONSTRUCTION

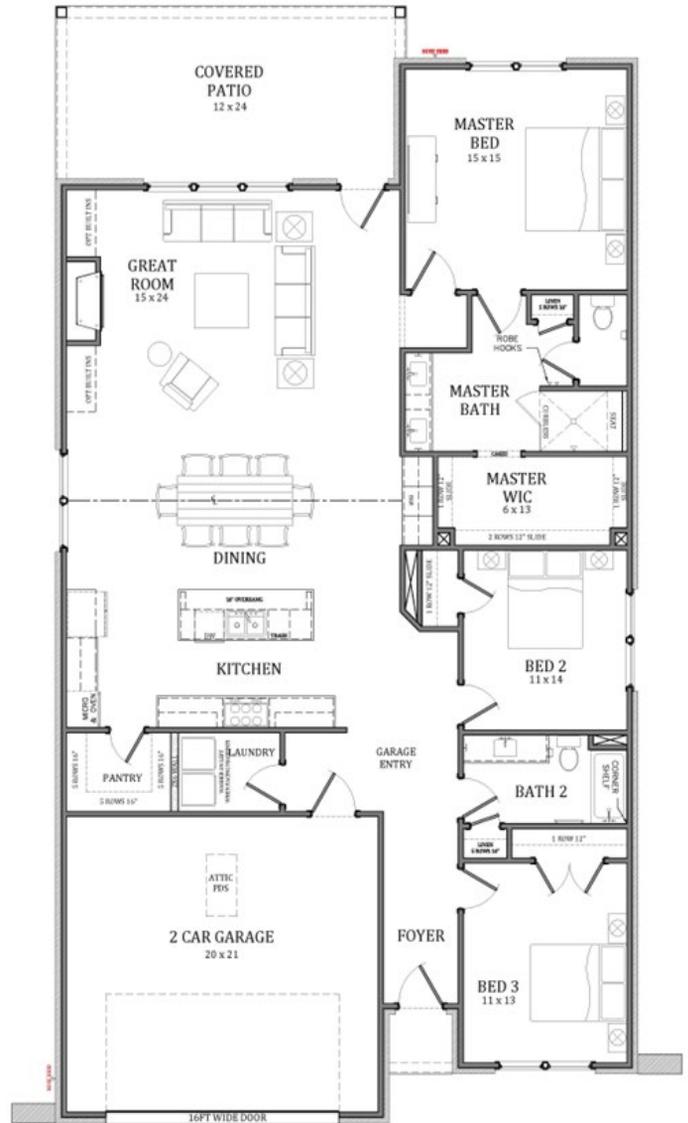
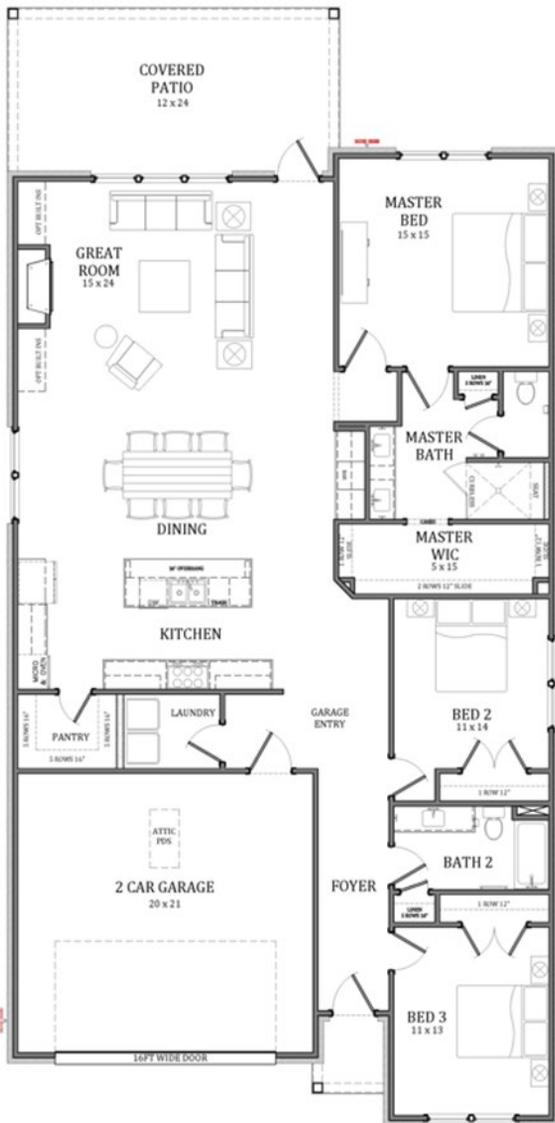
TOLAND CONSTRUCTION



Windsor B - \$459,900



Windsor C - \$459,900



3 Elevation Options | 3 Bedrooms / 2 Bathrooms | Single Story | 2,150 – 2,160 SF

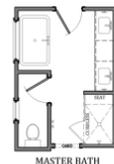
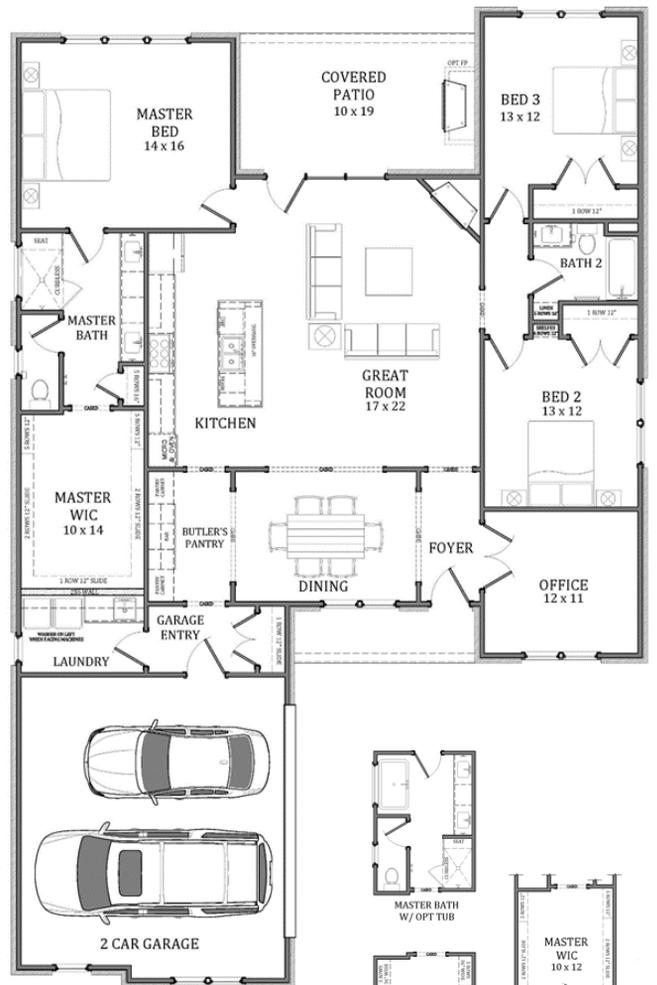
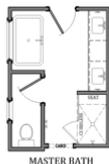
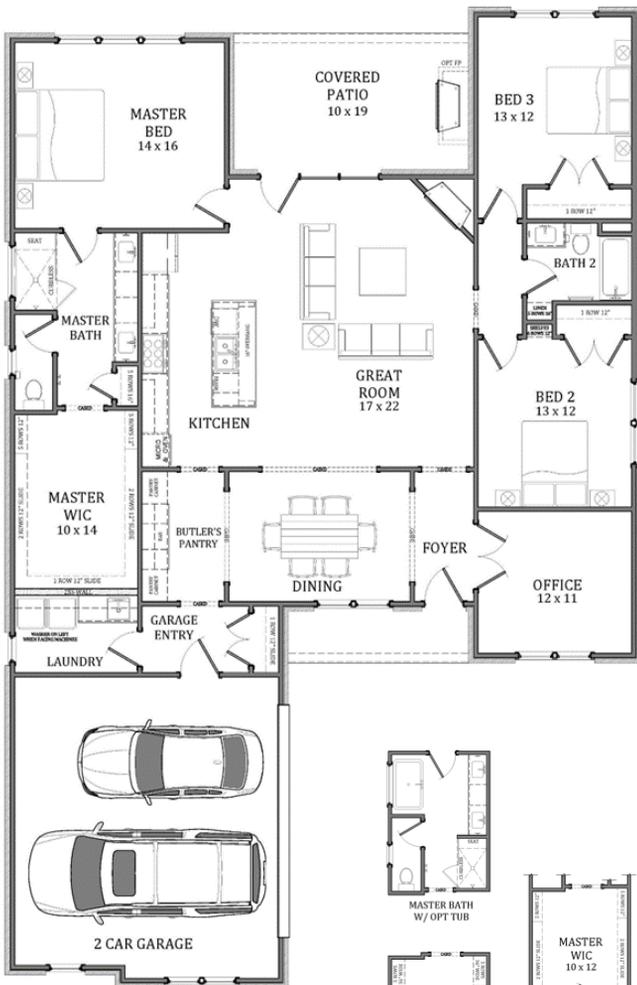
TOLAND CONSTRUCTION



Azalea B - \$494,900



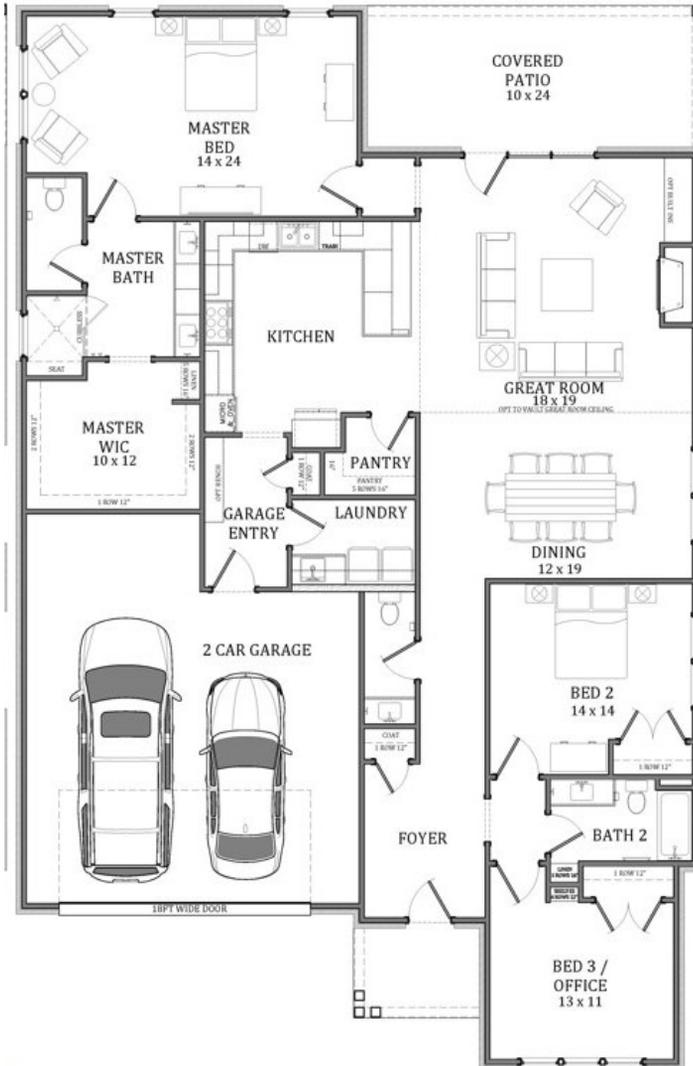
Azalea C - \$494,900



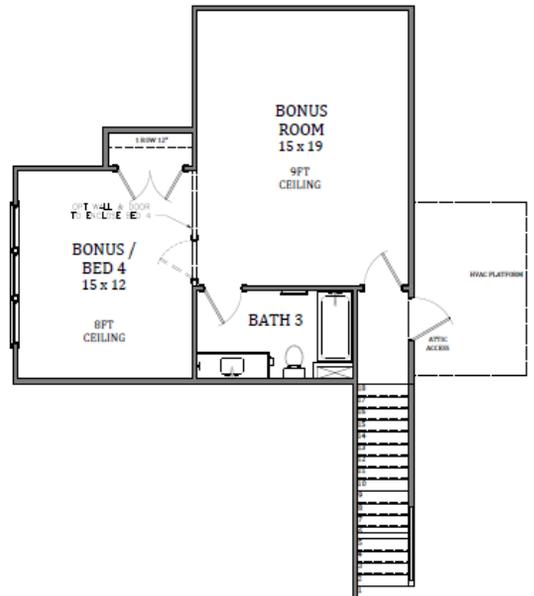
TOLAND CONSTRUCTION



Cook - \$499,900



Optional Second Story Bedroom,
 Bonus Room & 3rd Bathroom
 Adds 676 SF – \$70,000

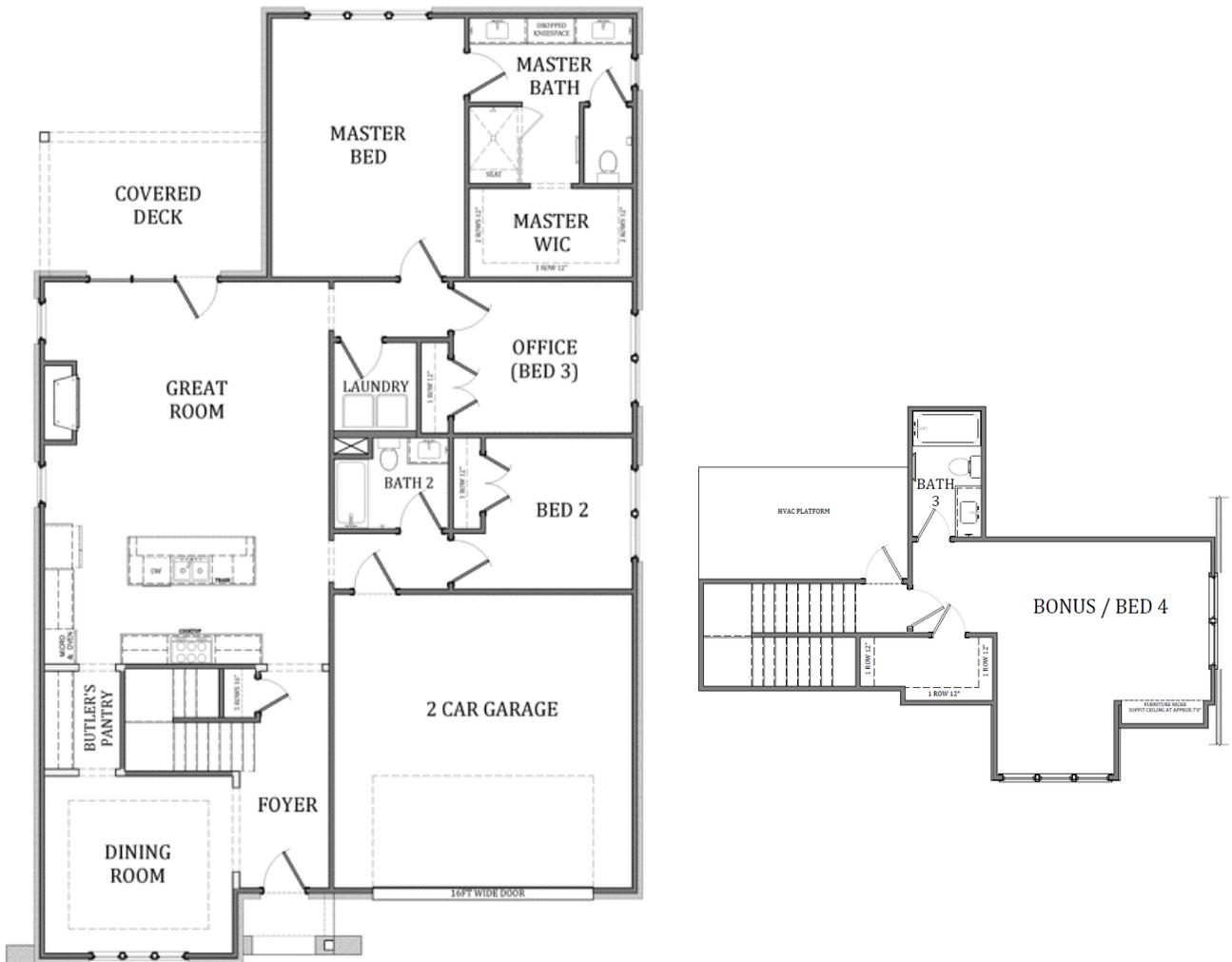


3 Bedrooms / 2.5 Bathrooms | Single Story | 2,450 SF

TOLAND CONSTRUCTION



Rogers - \$509,900

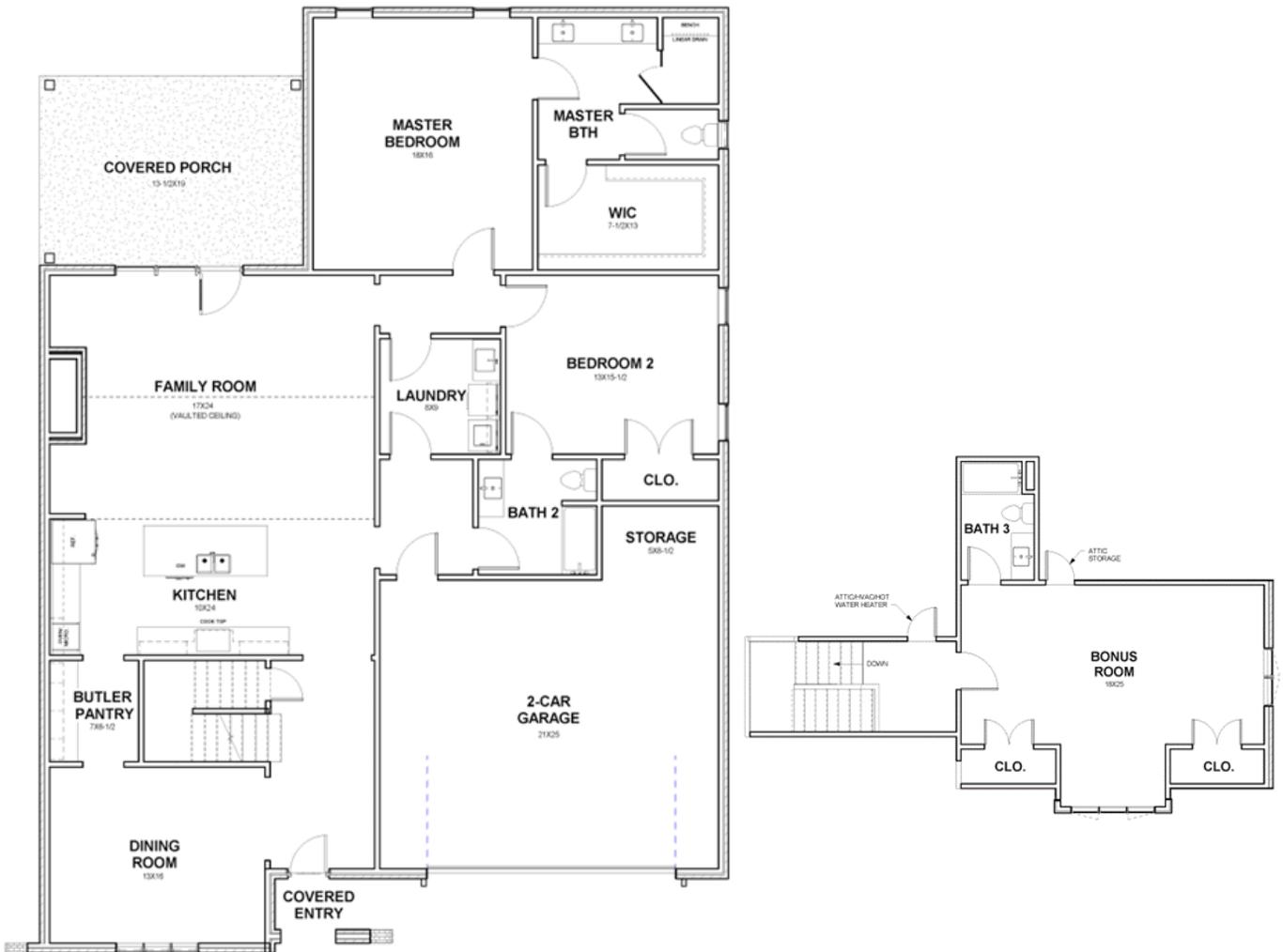


4 Bedrooms / 3 Bathrooms | Two Story | 2,495 SF

TOLAND CONSTRUCTION



Sanders - \$521,900

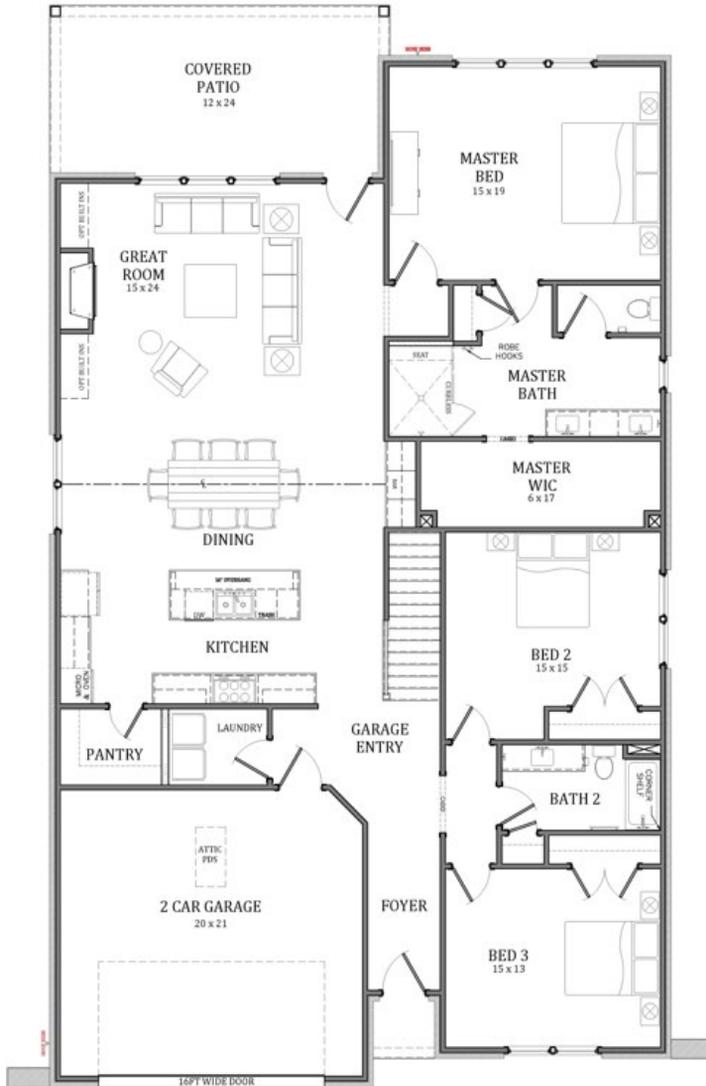


3 Bedrooms / 3 Bathrooms | Two Story | 2,778 SF

TOLAND CONSTRUCTION



Windy Hill

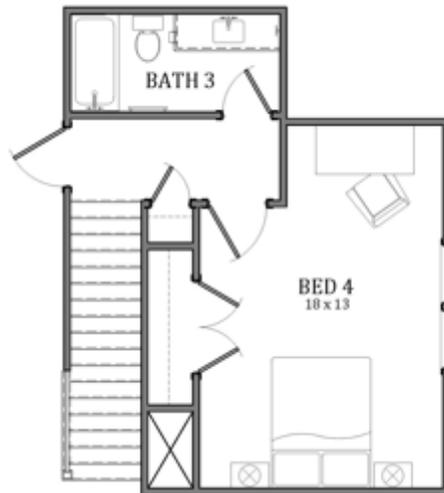
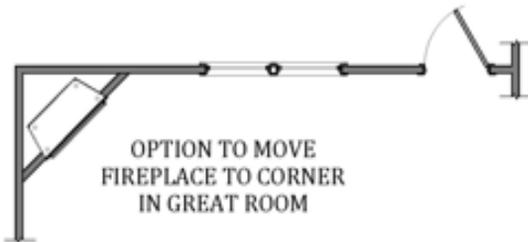


4 Bedrooms / 3 Bathrooms | Two Story | 2,842 SF

TOLAND
CONSTRUCTION



Windy Hill



4 Bedrooms / 3 Bathrooms | Two Story | 2,842 SF

TOLAND CONSTRUCTION



Will have front entry garage.

Club - \$529,900



4 Bedrooms / 3 Bathrooms | Two Story | 2,755 SF

Windsor Village Lot Premiums & Lot Fits

| Lots | Premium | Size | Buildable Plans |
|------|----------|-----------|--|
| 2 | \$0 | .23 acres | Windsor & Windy Hill |
| 10 | \$1,500 | .2 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |
| 11 | \$2,000 | .2 acres | Rogers, Windsor, Windy Hill |
| 12 | \$2,500 | .21 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |
| 13 | \$3,000 | .21 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |
| 87 | \$3,500 | .21 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |
| 85 | \$4,500 | .2 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |
| 82* | \$40,000 | .52 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |
| 81* | \$35,000 | .39 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |
| 80 | \$20,000 | .3 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |
| 79 | \$8,000 | .23 acres | Club, Rogers, Windsor, Windy Hill |
| 78 | \$15,000 | .3 acres | Azalea, Club, Cook, Rogers, Sanders, Windsor, Windy Hill |

*Lot requires a crawl space foundation.

Pricing is subject to change at anytime without notice. Please confirm with Windsor Village Sales Agent.



Included Features at Windsor Village (Single Family Homes) Opelika, Alabama

Distinctive Exteriors

- Slab or Basement Foundations
- Low Maintenance 4-Sides Brick
- Architectural Shingles w/ Limited Lifetime Warranty
- Stainable Fiberglass Front Door
- Low Maintenance and Energy Efficient Single Hung Vinyl Windows
- Large Rear Covered Porches
- Recessed Can Lights & Ceiling Fan on Rear Porch
- Garage Doors w/ Wi-Fi Enabled Opener, Exterior Keypad and Remotes

Interior Features

- 10' smooth ceilings first floor and 9' on the second
- 8' doors on the first and 6'8" on the second floor
- 5" Engineered Hardwood in the Foyer, Kitchen, Dining, Great Room, and all first floor bedrooms
- Stained Oak Stair Treads
- 42" Gas Fireplace w/ Mantel and Surround
- 445 Casing Picture Framed on All Windows & Doors
- 7.25" Crown Molding in the Foyer, Main Level Halls, Kitchen, Dining, Great Room, Powder Bath, Master Bedroom, Walk-in Pantry, and Laundry
- 7.25" Baseboards on first floor, 5.25" on the second
- Ceiling Fans in Great Room and All Bedrooms

Designer Kitchens

- 42" Cabinets w/ Slow Close Doors & Drawers
- Decorative Wood Range Hood
- Tile Backsplash
- Garbage Disposal
- Granite Countertops
- Undermount Stainless Steel Sink
- Large Islands
- Undercabinet LED Lighting
- Whirlpool Appliance Collection – 36" Gas Cooktop, 30" Single Wall Oven, Microwave, 24" Dishwasher

Superior Framing

- Engineered Floor Joist System
- 16" Stud Spacing
- Huber Blue Plus Subfloor Panels

Luxurious Master Bath

- Oversized Shower w/ Tile Walls, Floor, Shampoo Niche, Bench Seat, and Frameless Glass Enclosure
- Raised Height Vanities w/ Granite Countertops
- Delta Woodhurst 8" Vanity Faucets and Shower Trim
- Ceramic Tile Floors
- Elongated, Comfort Height Toilets
- Delta Woodhurst Bath Hardware

Elegant Secondary Bathrooms

- Steel Enameled Tubs w/ Tile Walls (first floor)
Fiberglass Tubs w/ Fiberglass Walls (second floor)
- Raised Height Vanities w/ Granite Countertops
- Delta Woodhurst 4" Vanity Faucets and Shower Trim
- Ceramic Tile Floors
- Elongated, Comfort Height Toilets
- Delta Woodhurst Bath Hardware

Home Performance/Energy Efficiency

- Energy Efficient Carrier HVAC Single System w/ Electronic Zoning
- Programmable Thermostat, Wi-Fi Ready
- Spray Foam Insulation in Attic (2-Story Plans)
- Sound Insulation Interior Walls & Subfloor
- Tankless Gas Water Heater (2-Story Plans)
- Smoke & Carbon Monoxide Detectors
- Gas Cooking and Fireplace
- Security Prewire at Front & Garage Doors
- Network Panel, RG6 and CAT5 in Great Room, All Bedrooms, Bonus, Study (Per Plan)
- Schluter Kerdi Waterproofing in Showers

The Toland Experience

- 1 year warranty on all work and materials
- Personal meeting with design team to take you through the selections process all in one location
- Bi-monthly updates on the progress of your home
- Milestone meetings with your construction team

**Numerous selections and upgrades are available.
See Sales Agent for more information.**





**HOA & Utility Information
at Windsor Village**
Opelika, Alabama

Windsor Village Owners Association
Managed by 360 Management

Initiation Fee - \$550 · Monthly Fee - \$190

Fees Cover The Following:

- Common Area Maintenance
- Pickleball Courts
- Lawn care – cutting, edging, trimming of shrubs, clearing of leaves, refreshing pine straw, weed treatment and fertilizer

Available Utilities at Windsor Village

Power – Opelika Power & Alabama Power

Water/Sewer – Opelika Utilities

Trash – Opelika Power Services

Gas – Spire

Internet – AT&T & Spectrum

