

# Windsor Village

Single Family Floorplans  
Available at Windsor Village

Floorplan	Bed	Bath	Square Feet	Stories	Base Price
Windsor	3	2	2,150 - 2,160	One	\$469,900
Redbud	3	3	2,226 - 2,310	One	\$514,900
Azalea	3	2	2,241	One	\$494,900
Cook	3 - 4	2.5 - 3	2,450 - 3,126	One or Two	\$534,900 - \$619,900
Rogers	4	3	2,495	Two	\$519,900
Club	4	3	2,755	Two	\$569,900
Sanders	3	3	2,778	Two	\$569,900
Windy Hill	4	3	2,842	Two	\$569,900

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



*\*Pricing is subject to change at anytime without notice.\**

# Windsor Village



TOLAND  
REALTY

TOLAND  
CONSTRUCTION

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

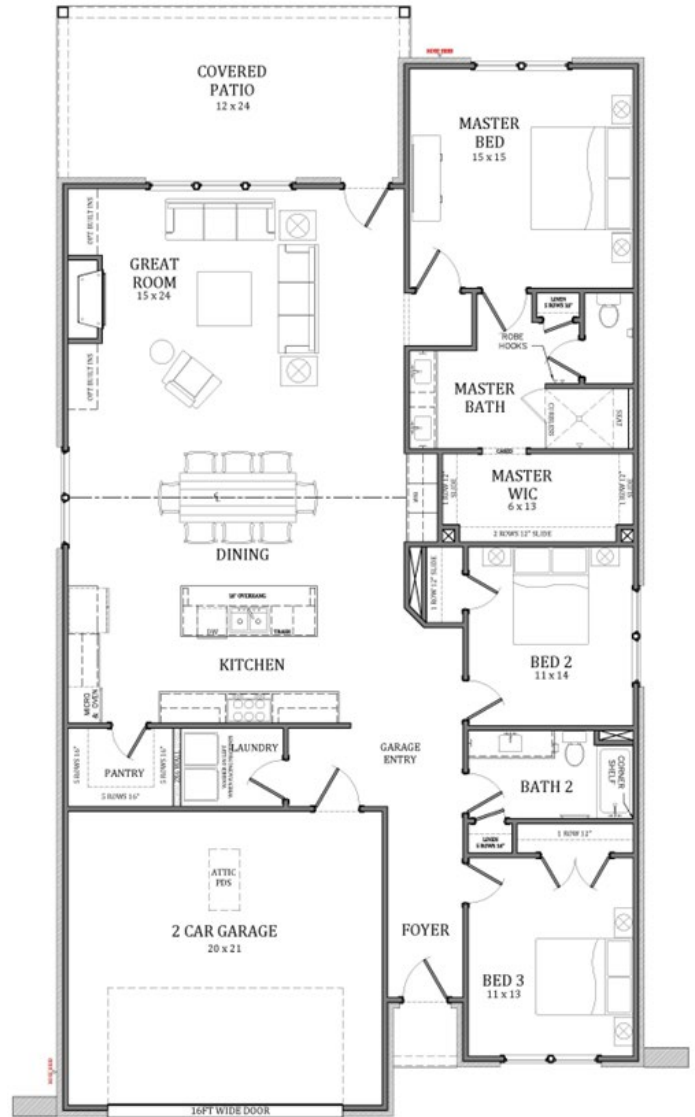
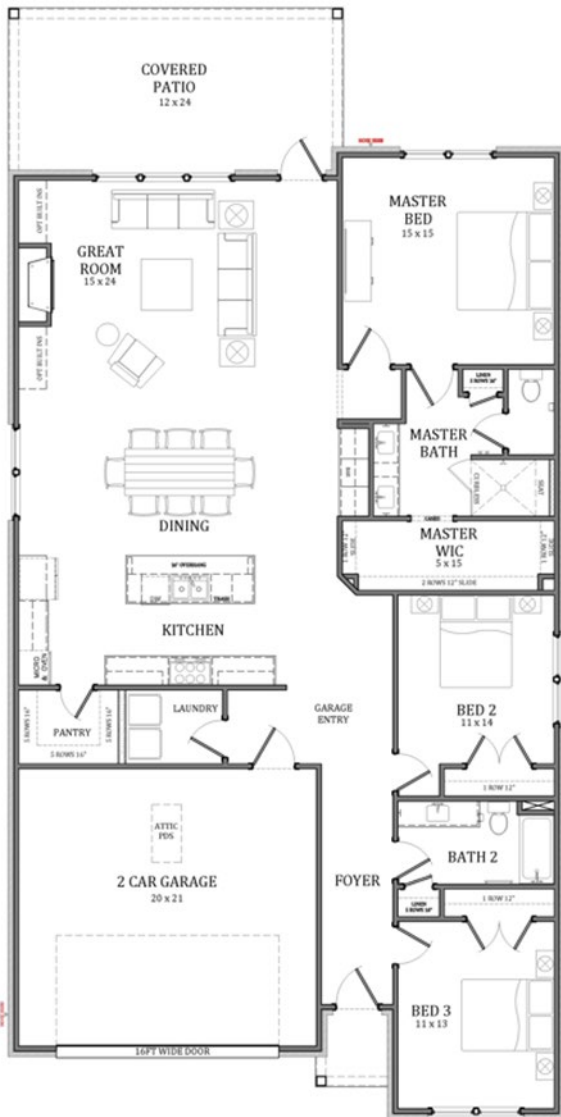
# TOLAND CONSTRUCTION



**Windsor B**



**Windsor C**



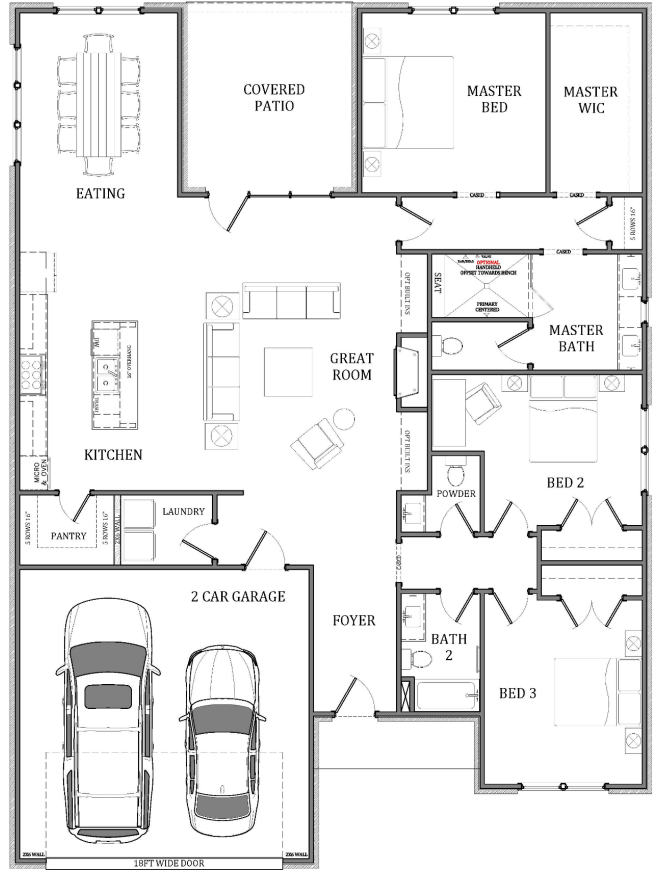
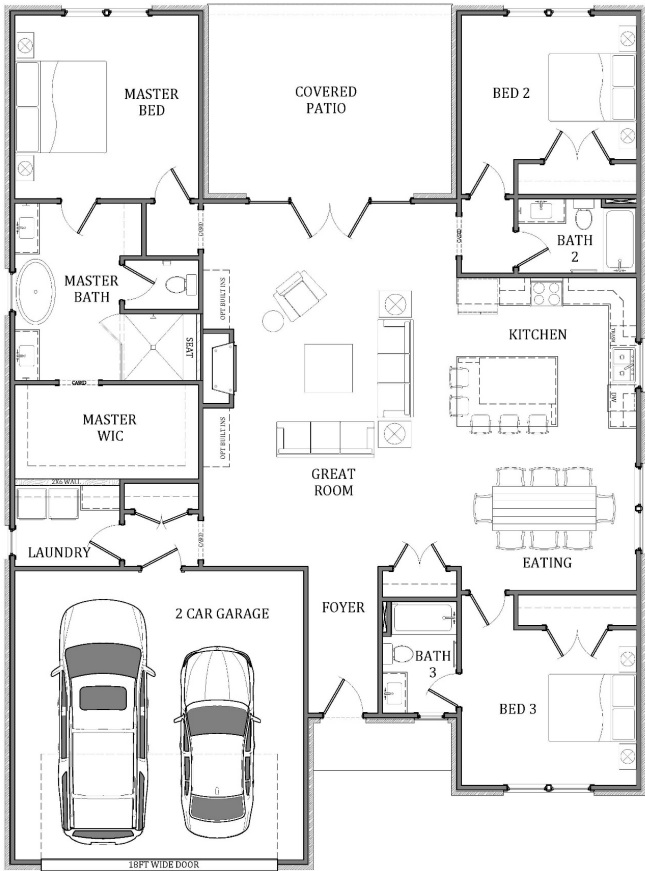
2 Elevation Options | 3 Bedrooms / 2 Bathrooms | Single Story | 2,150 – 2,160 SF

# TOLAND CONSTRUCTION



**Redbud B**

**Redbud C**

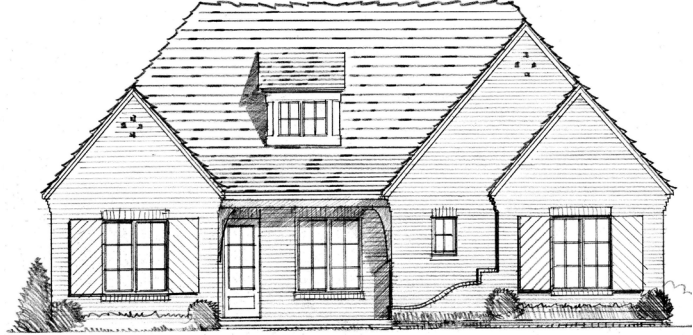


2 Layout Options | 3 Bedrooms / 3 Bathrooms | Single Story | 2,226 – 2,310 SF

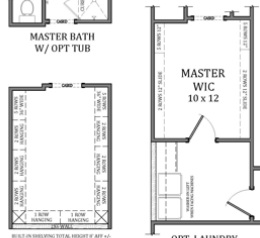
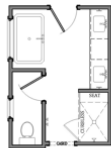
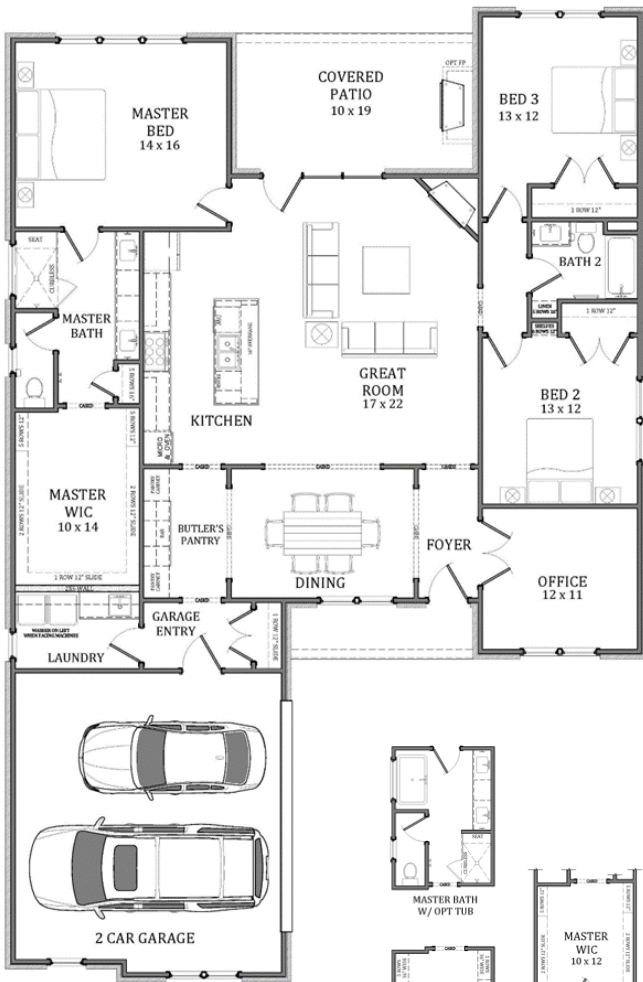
# TOLAND CONSTRUCTION



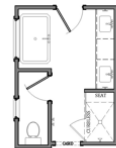
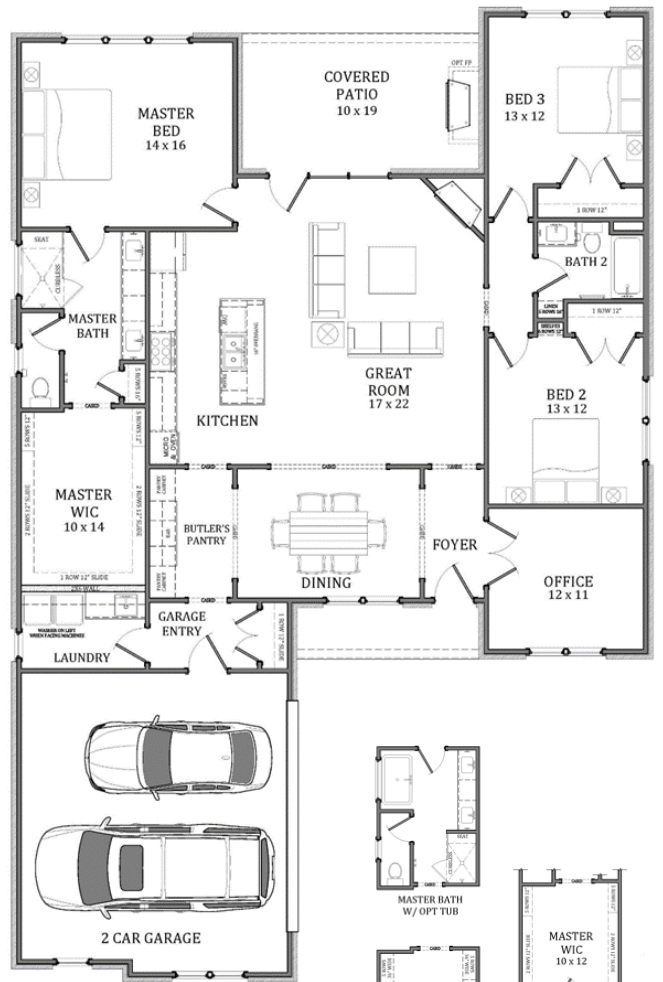
**Azalea B**



**Azalea C**



MASTER WIC  
OPT. BUILT INS  
(STANDARD LAUNDRY  
CONFIGURATION)



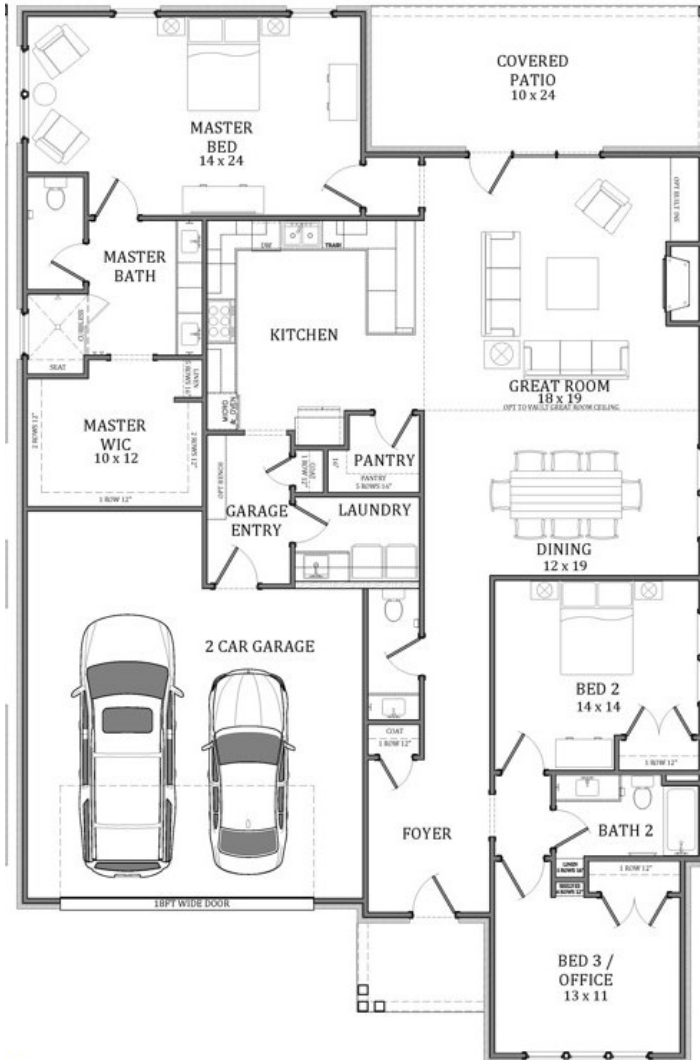
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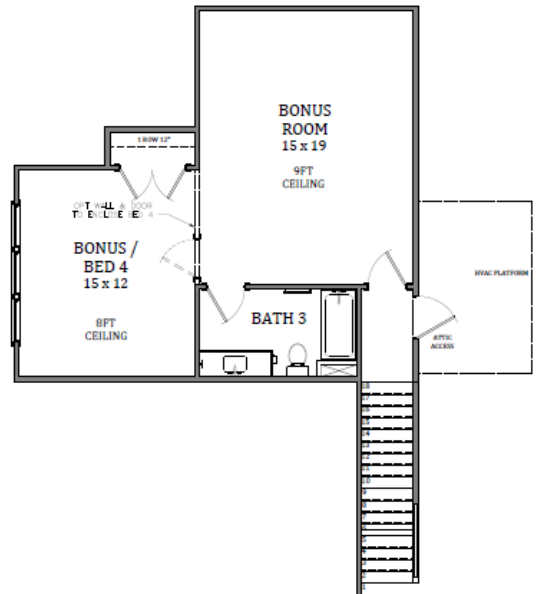
# TOLAND CONSTRUCTION



## Cook



Optional Second Story Bedroom,  
Bonus Room & 3<sup>rd</sup> Bathroom  
Adds 676 SF – \$90,000

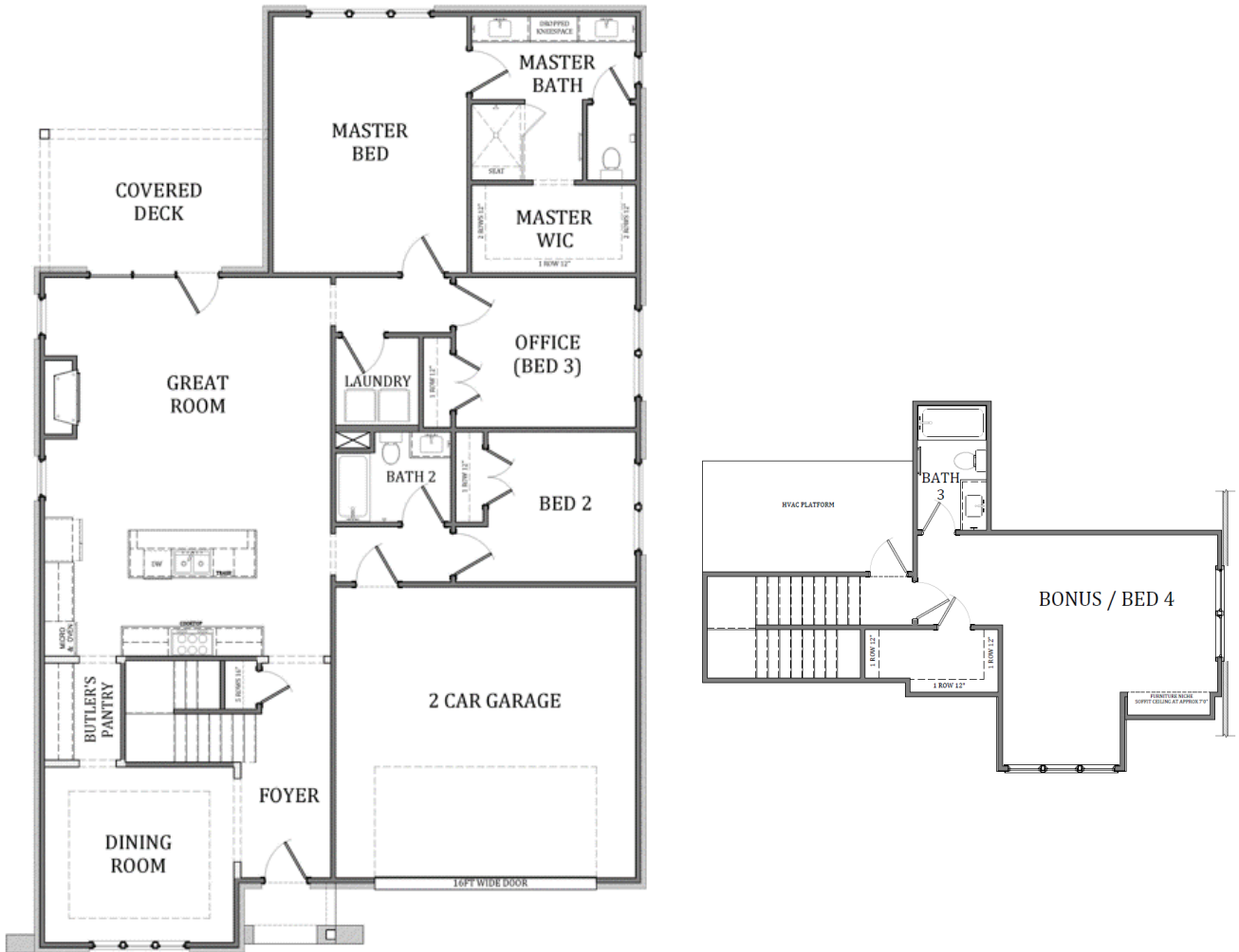


3 Bedrooms / 2.5 Bathrooms | Single Story | 2,450 SF

# TOLAND CONSTRUCTION



**Rogers**



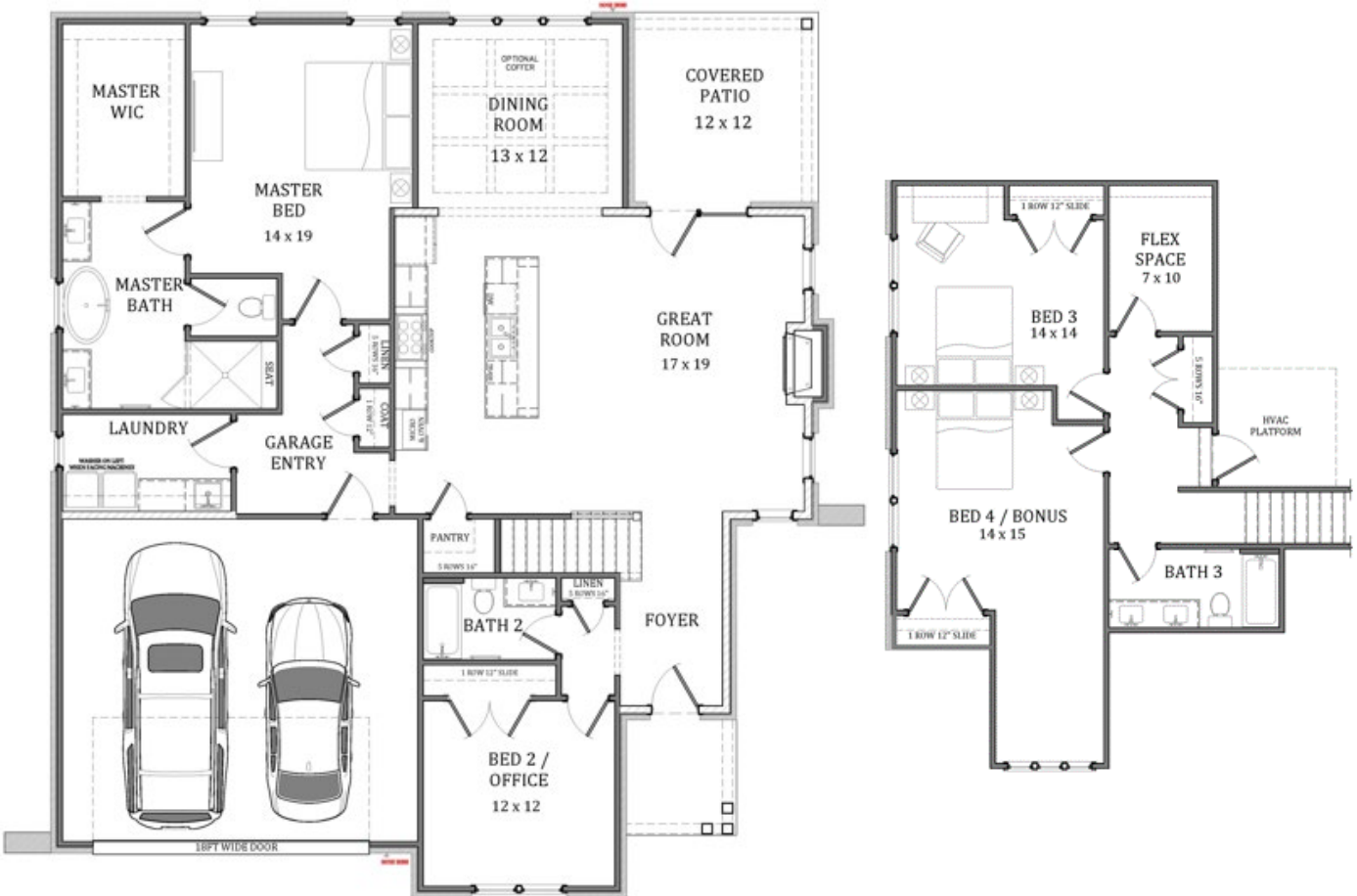
4 Bedrooms / 3 Bathrooms | Two Story | 2,495 SF

# TOLAND CONSTRUCTION



\*Will have front entry garage.\*

## Club

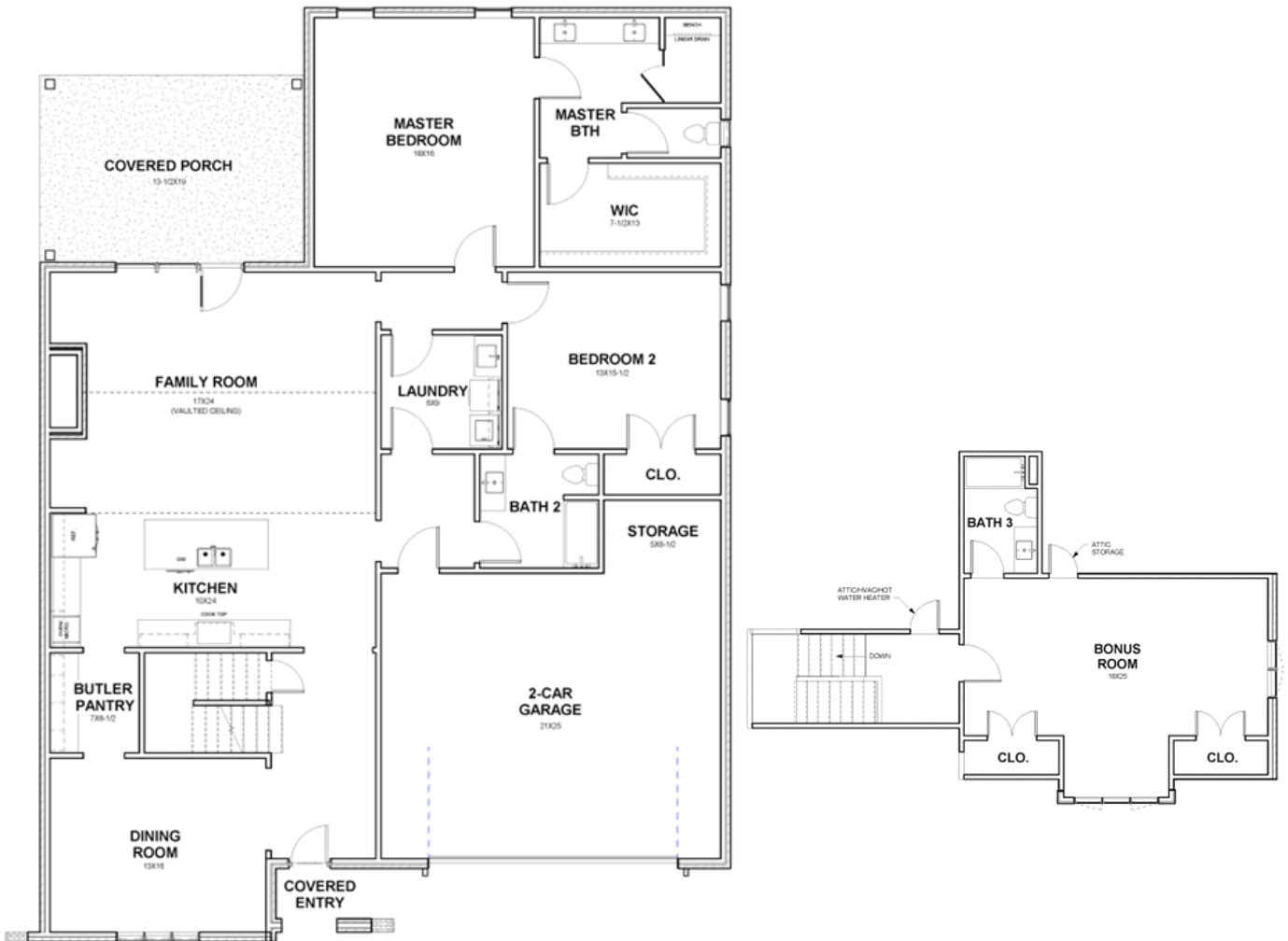


4 Bedrooms / 3 Bathrooms | Two Story | 2,755 SF

# TOLAND CONSTRUCTION



## Sanders



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

# TOLAND CONSTRUCTION



## Windy Hill



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

## Windsor Village Lot Premiums & Lot Fits

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

