



Comforts of a New Home with Nature at Your Back Door



WINDSORAUGHTRY.COM

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Our builder's story began in 1987 with a vision by four gentlemen in the employ of a large tract builder. Their mission was to become a small local builder who would provide a product with the emphasis on quality and value rather than quantity.

In that light, Windsor Properties was established. In 1988, they merged with Aughtry Company in order to diversify their services with the addition of commercial development, brokerage and management. Since that time, Windsor/Aughtry Company, with more than 70 years of combined experience among its three principals, has remained true to that mission.

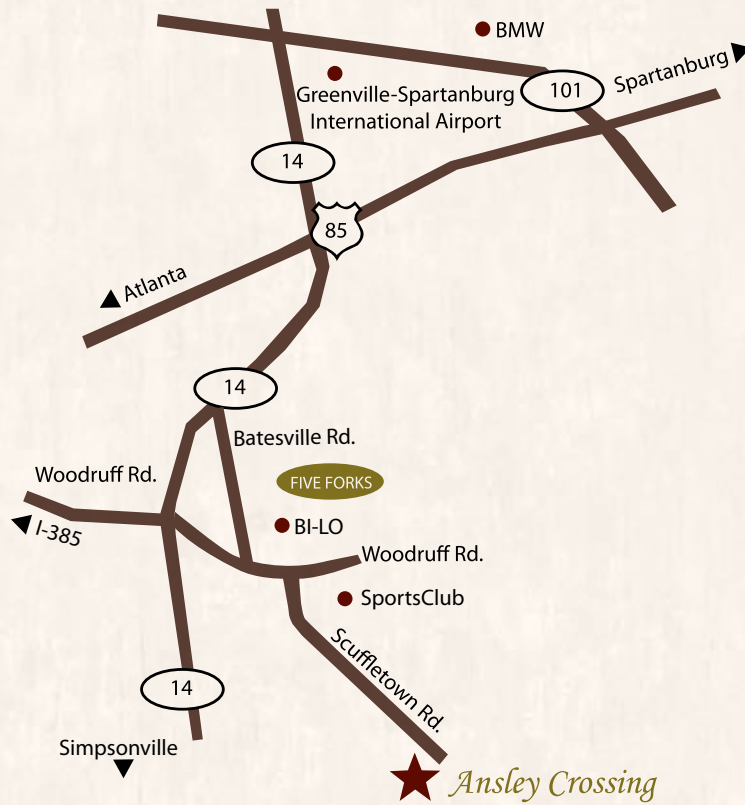
At Windsor/Aughtry, our mission statement reflects our philosophy... "The customer comes first." When visiting our sales models, you'll find our sales agents to be warm and friendly with the objective to help you feel at ease

in the home buying process. We offer a wide variety of floor plans with extensive options to tailor your home to meet your needs. Although we do offer many options, you'll find that what other builders consider "extras," we include as standard features.

Our customer service is second to none. Being residents of nearby Greenville, SC, our reputation hinges on the satisfaction of those who buy our homes. We aren't here today and gone tomorrow as many others are. You don't have to go to the top in some far-away city to get results. The "top" is only minutes away and accessible to you – our neighbor.

Windsor/Aughtry has been an established builder in the area since 1988. We were here yesterday, we're here today, and most importantly, we'll be here tomorrow... when it counts the most.





Directions

From Greenville: Go East on Woodruff Rd. toward Five Forks. Turn right onto Scuffletown Rd. Ansley Crossing will be on the right.

From Simpsonville: Go north on Hwy. 14. Turn right onto Woodruff Rd. Turn right onto Scuffletown Rd. Ansley Crossing will be on the right.



Schools

- Bethel Elementary School** 864/355-4100
111 Bethel School Road, Simpsonville
- Mauldin Middle School** 864/355-6770
1190 Holland Road, Simpsonville
- Mauldin High School** 864/355-6500
701 East Butler Road, Simpsonville

Public Service

- Police and Emergency** 911
- East Simpsonville
Fire Department**..... 864/288-1173
3008 Woodruff Road, Greenville
- Post Office** 864/963-5909
634 North East Main Street, Simpsonville
1622 Woodruff Road, Greenville
- Department of Motor Vehicles** 864/967-4013
1310 North Main Street, Fountain Inn
- Drivers License and Tags**..... 800/442-1368
- Voter Registration**..... 864/467-7250
- Greenville County Tax Collector**..... 864/467-7050
- Greenville
Chamber of Commerce** 864/242-1050
24 Cleveland Street, Greenville
- Simpsonville
Chamber of Commerce** 864/963-3781
211 North Main Street, Simpsonville

Utility Companies

- Piedmont Natural Gas**..... 800/752-7504
- Greenville Water System**..... 864/241-6000
- Duke Energy**..... 800/777-9898
- AT&T**..... 888/508-8507
- Charter Communications** 800/955-7766

Hospitals

- Greenville Hospital System**..... 864/455-7000
701 Grove Road, Greenville
- St. Francis Hospital Downtown**..... 864/255-1000
1 St. Francis Drive, Greenville
- St. Francis Hospital Eastside** 864/675-4000
125 Commonwealth Drive, Greenville
- Hillcrest Memorial Hospital** 864/967-6100
729 South East Main Street, Simpsonville

Transportation

- Greenville/Spartanburg Int'l Airport**..... 864/877-7426
I-85, Exit 57
- Amtrak** 800/872-7245

Newspapers

- Greenville News**..... 864/298-4100
- Tribune Times** 864/298-4100
- Greenville Journal**..... 864/679-1200

Features That Ensure Your Satisfaction

- Deeded restrictions and covenants
- Pre-start orientation
- Pre-drywall orientation
- Pre-occupancy orientation
- Builder's one-year warranty
- Homeowner maintenance and warranty book
- One year SportsClub membership

Standard Interior Features

- Direct-vent fireplace with gas logs/traditional mantel/slate surround
- Plank hardwood flooring in foyer
- 3 Pre-wires for cable television
- 3 Pre-wires for telephone
- Pre-wire for Security System
- Pre-wire for ceiling fan in all bedrooms and great room
- Raised six-panel interior doors
- Colonial wood trim casings around all interior doors and windows
- Cathedral/vaulted/tray ceilings (per plan)
- Levered door handles
- Choice of several brand-name, stain resistant carpets
- Soft shell walls w/ extra white trim
- Smooth ceilings
- Washer/Dryer hook-up
- Ventilated closet shelving
- Smoke detectors
- Disappearing staircase to attic (per plan)
- Crown molding in foyer, dining room, master bedroom and master bath
- Chair rail with shadow boxing and picture frame molding in dining room

Standard Kitchen & Bath Features

- Self-cleaning smooth-top range
- Over-the-range microwave
- Multi-cycle dishwasher
- 1/3 horsepower disposal
- Ice maker hook-up
- Laminated kitchen countertops
- Double 8" deep stainless steel kitchen sink with spray arm
- Pantry (per plan)
- Low maintenance fiberglass tub/shower in hall baths

- Cultured marble vanity tops in baths
- Garden tub and separate shower with cultured marble surround (per plan) in master bath
- Full vanity mirror in baths
- Elongated toilets
- Selection of several brand-name vinyls for kitchen & baths
- Exhaust fans in bathrooms

Energy Saving Features

- Gas heat
- Gas water heater
- Central air conditioning
- R-30 insulation in ceilings
- R-13+ insulation in walls
- Double-paned single-hung windows
- Insulated fiberglass front door
- Insulated steel door between house and garage

Exterior Features

- Monolithic slab foundation w/ accented exterior color
- 30-year architectural roof shingles
- Termite treatment
- Maintenance-free vinyl windows (with screen) with bottom sash that tilts for easy cleaning
- Premium vinyl siding with man-made stacked stone accent
- Aluminum gutters with downspouts piped 5' from house
- Choice of exterior vinyl colors
- Raised panel, decorative single garage door with automatic door opener (includes 2 remotes) (per elevation)
- Garage interior walls finished/trimmed
- Concrete driveways, walkways and 10' x 12' patio
- Landscaping includes sod in usable space
- Evergreen shrubs and tree at front of house
- Natural undisturbed areas w/ walking trails and picnic area
- Exterior faucets and weatherproof outlets
- Year-round lawn maintenance (except for fenced areas)
- Underground utilities
- Decorative mailbox
- Front entrance door accented with kickplate and house number
- Pond
- Personal garden plot

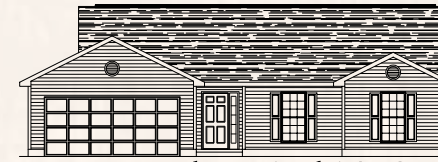
Sedgefield



Ansley Crossing

Sedgefield

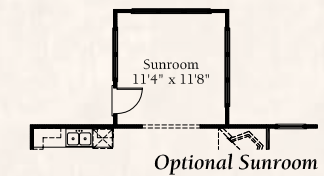
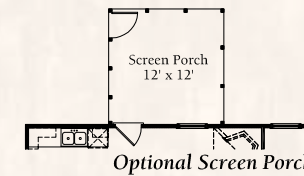
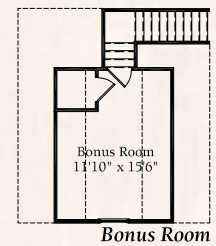
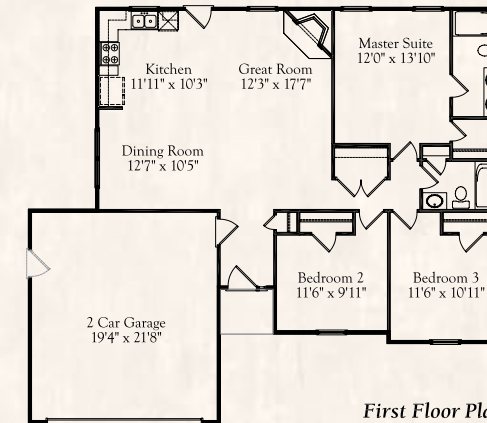
APPROXIMATELY 1257 SF



Elevation 2 with 2 Car Garage



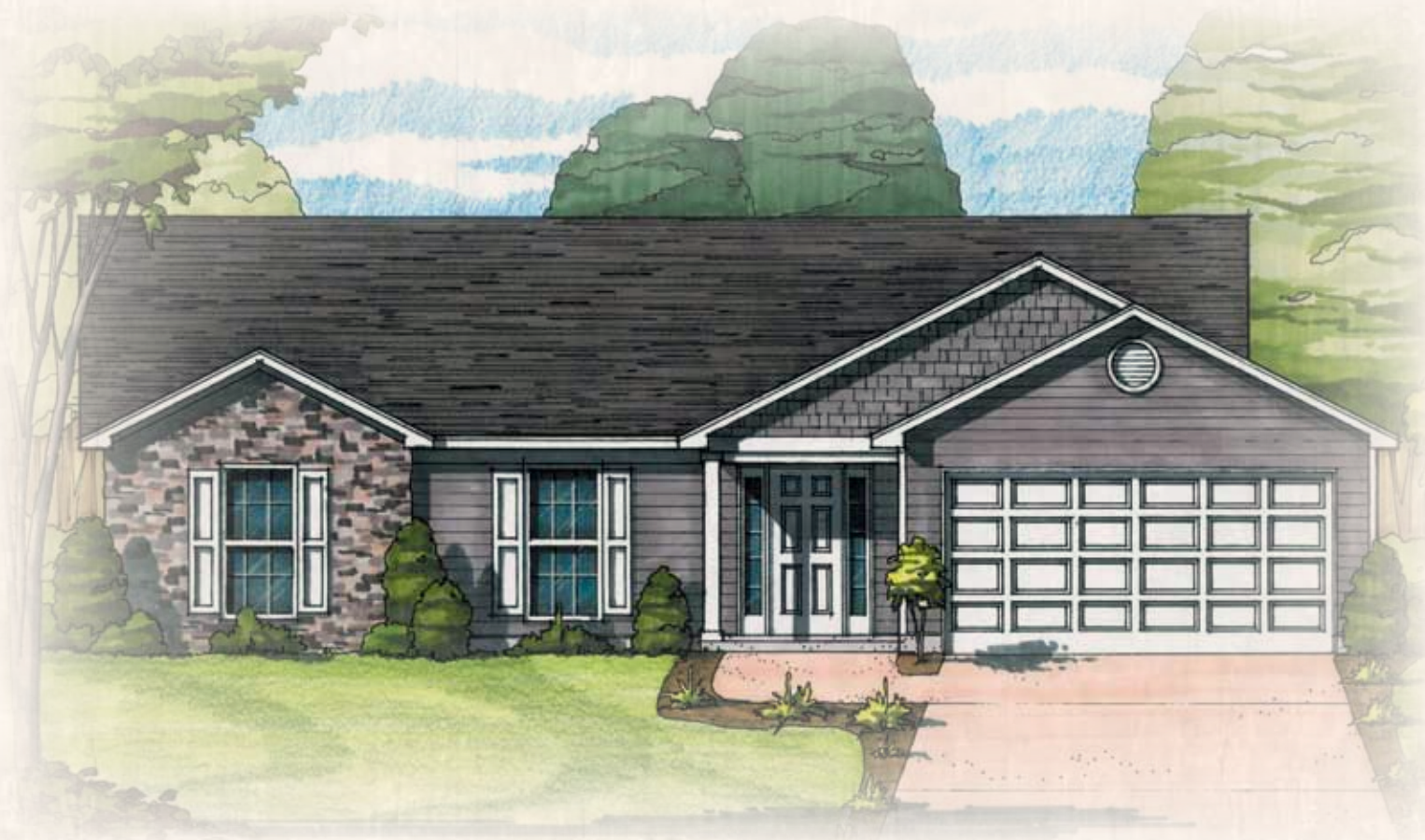
Elevation 4 with Bonus Room



Ansley Crossing

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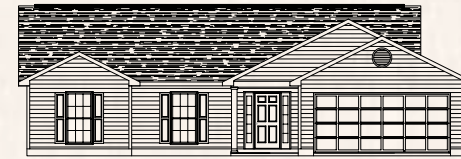
Chilton



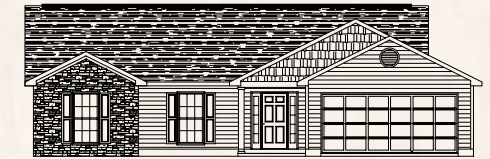
Ansley Crossing

Chilton

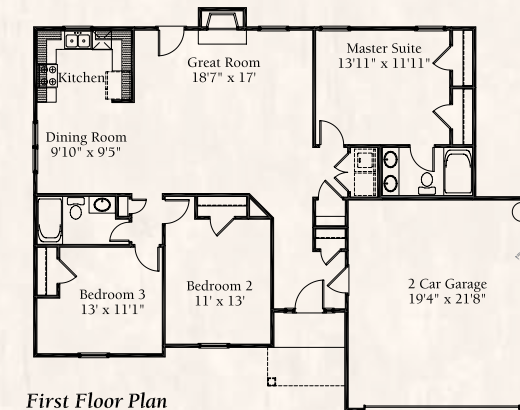
APPROXIMATELY 1300 SF



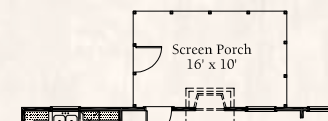
Elevation 2 with 2 Car Garage



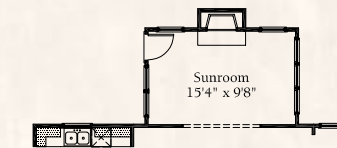
Elevation 4 with 2 Car Garage



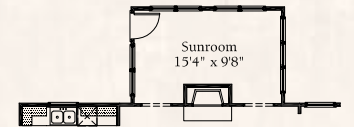
First Floor Plan



Optional Screen Porch



Optional Sunroom with
Fireplace in Sunroom



Optional Sunroom with
Fireplace in Great Room

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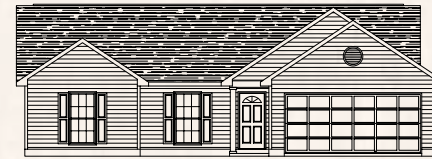
Shoreham



Ansley Crossing

Shoreham

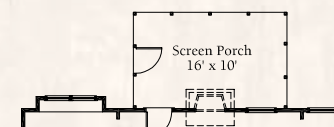
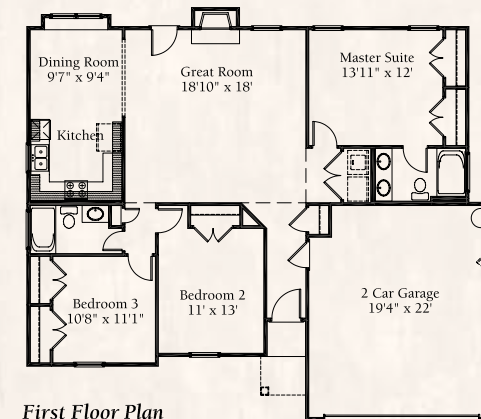
APPROXIMATELY 1350 SF



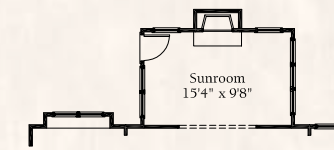
Elevation 2 with 2 Car Garage



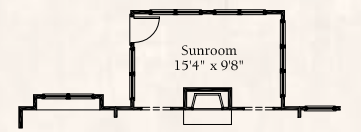
Elevation 4 with 2 Car Garage



Optional Screen Porch



Optional Sunroom with Fireplace in Sunroom



Optional Sunroom with Fireplace in Great Room

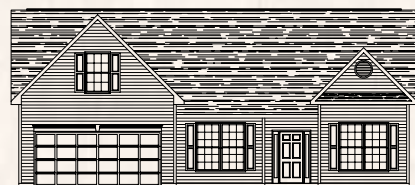
Ansley Crossing

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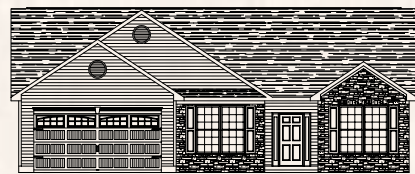
Montclair



Ansley Crossing



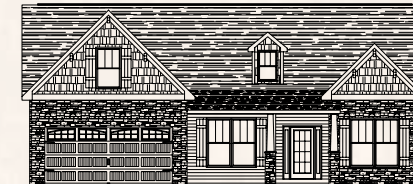
Elevation 1 with Optional Bonus Room



Elevation 4

Montclair

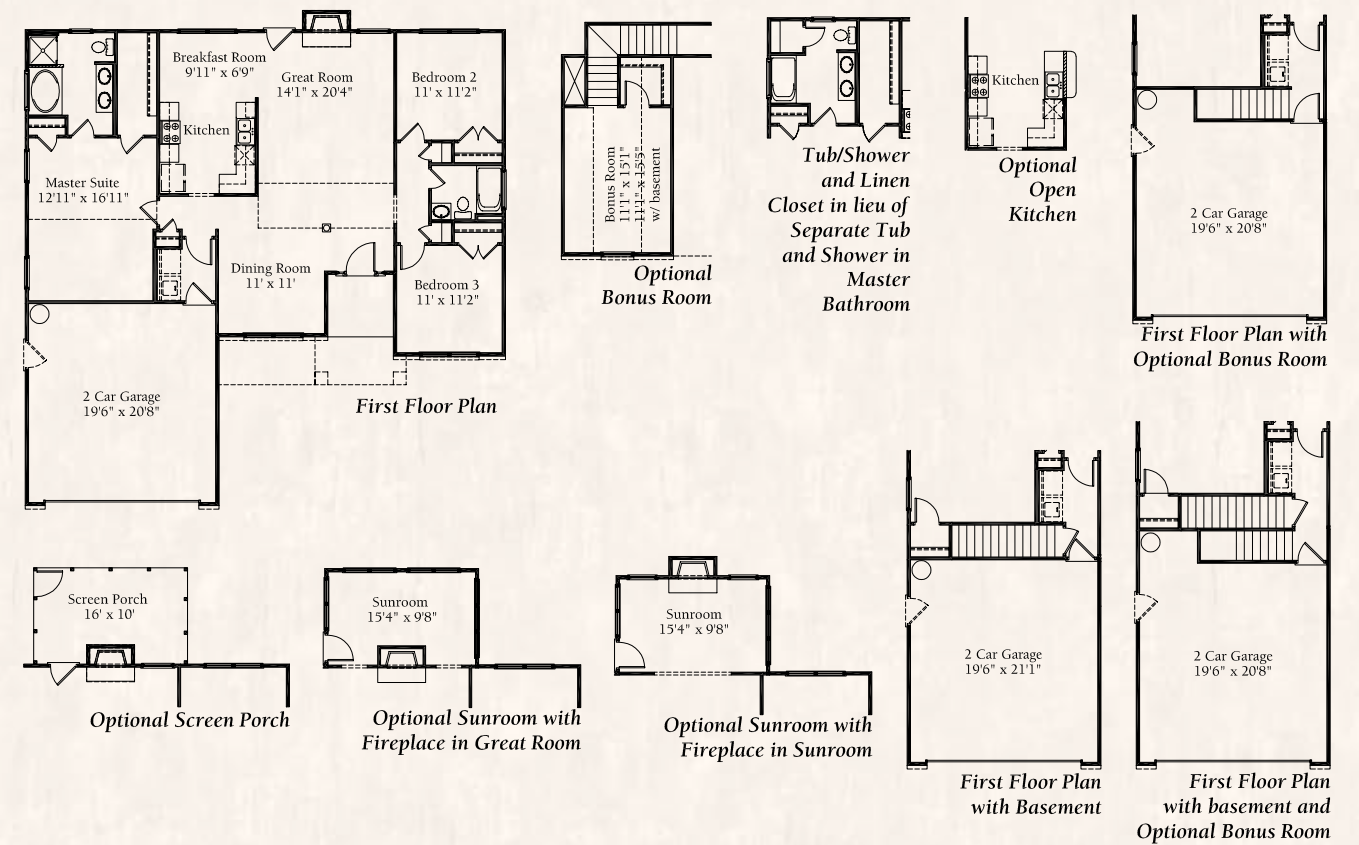
APPROXIMATELY 1512 SF



Elevation 5 with Optional Bonus Room



Elevation 6



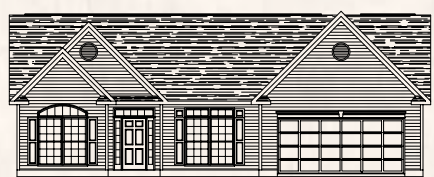
Ansley Crossing

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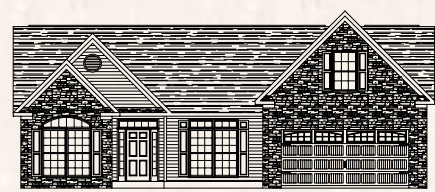
Belvue



Ansley Crossing



Elevation 1



Elevation 4 with Opt. Bonus Room

Belvue

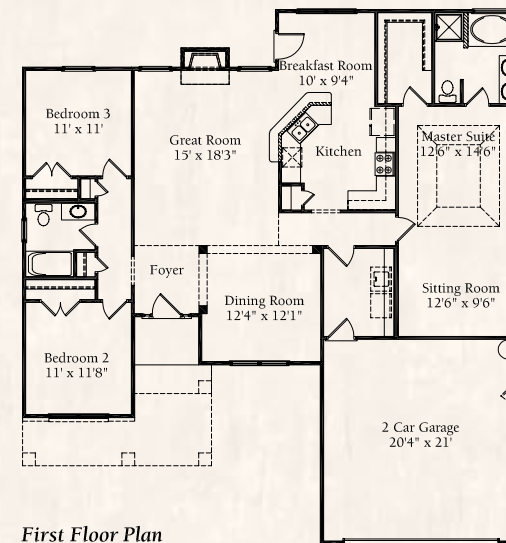
APPROXIMATELY 1743 SF



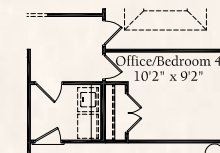
Elevation 5



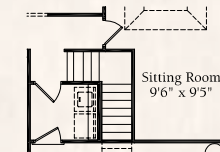
Elevation 6



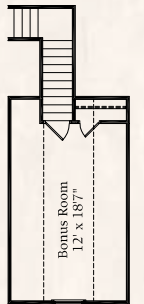
First Floor Plan



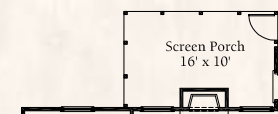
Optional Home Office or 4th Bedroom (Bonus Room Not Available w/ Option)



First Floor Plan with Optional Bonus Room



Optional Bonus Room (Fourth Bedroom Not Available w/ Option)



Optional Screen Porch



Optional Sunroom with Fireplace in Great Room



Optional Sunroom with Fireplace in Sunroom

Ansley Crossing

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Winston



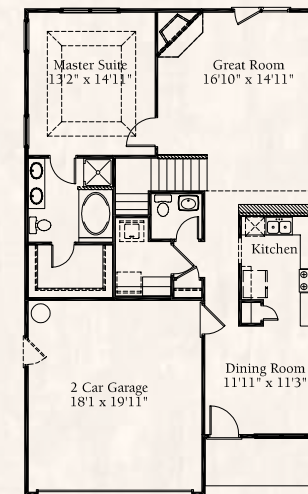
Ansley Crossing

Winston

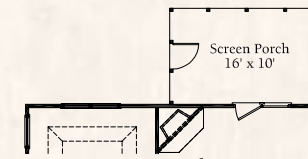
APPROXIMATELY 2042 SF



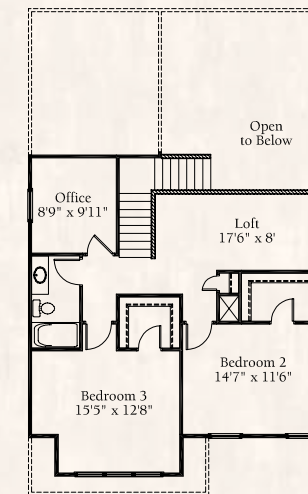
Elevation 4



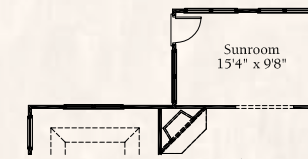
First Floor Plan



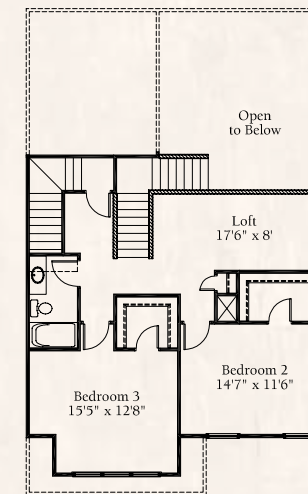
Optional Screen Porch



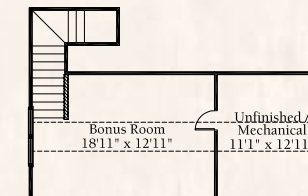
Second Floor Plan



Optional Sunroom



Second Floor Plan with Optional Bonus Room



Optional Bonus Room

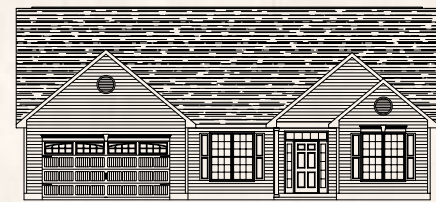
Ansley Crossing

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Wellford



Ansley Crossing



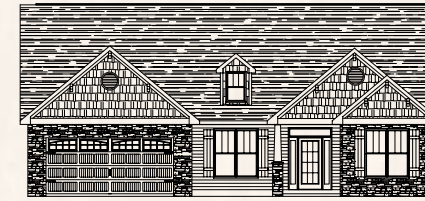
Elevation 1



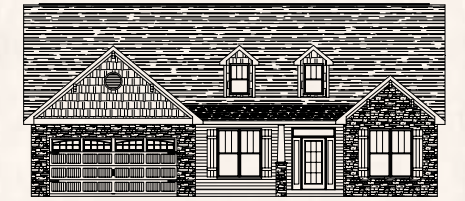
Elevation 4 with Opt. Bonus Room

Wellford

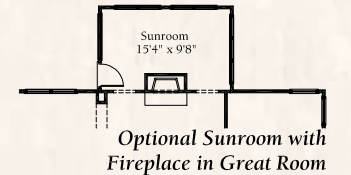
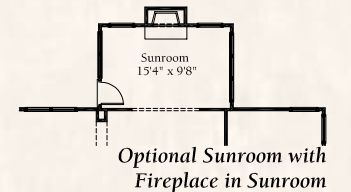
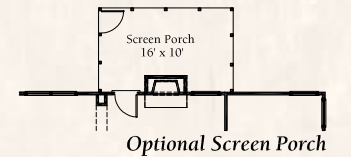
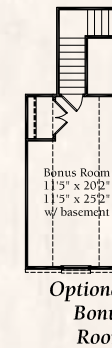
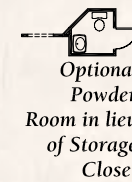
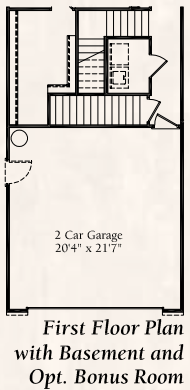
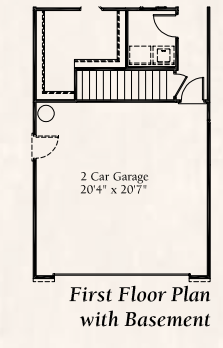
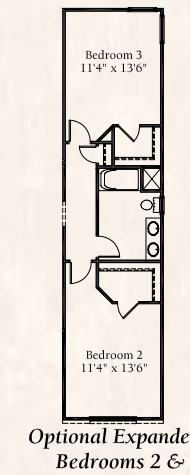
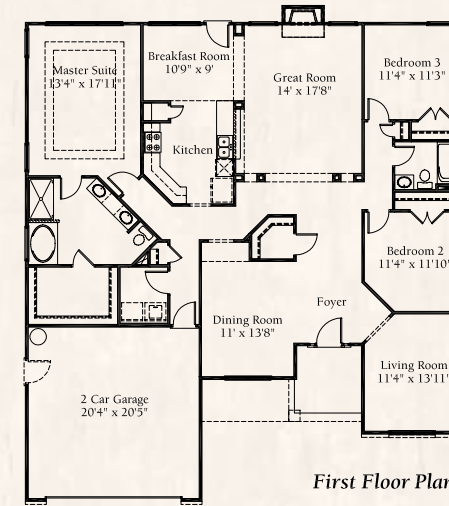
APPROXIMATELY 2130 SF



Elevation 5



Elevation 6



Ansley Crossing

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