



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. Our reputation hinges on the satisfaction of those who buy our homes. We aren't here today and gone tomorrow as many others are.

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



2/12



Directions

Directions from Knoxville, TN:

Head East on I-40 E. Merge onto I-81 N. Take exit 57A to merge onto I-26 E/US-23 S toward Asheville/Johnson City. Take Exit 17 to TN-354/Boones Creek Rd. Head east on TN-354/Boones Creek Rd for 1.3 miles. Turn left onto N Roan St/TN-36 N & go .3 mile. Turn left into Cedar Rock Village on Hammett Rd.

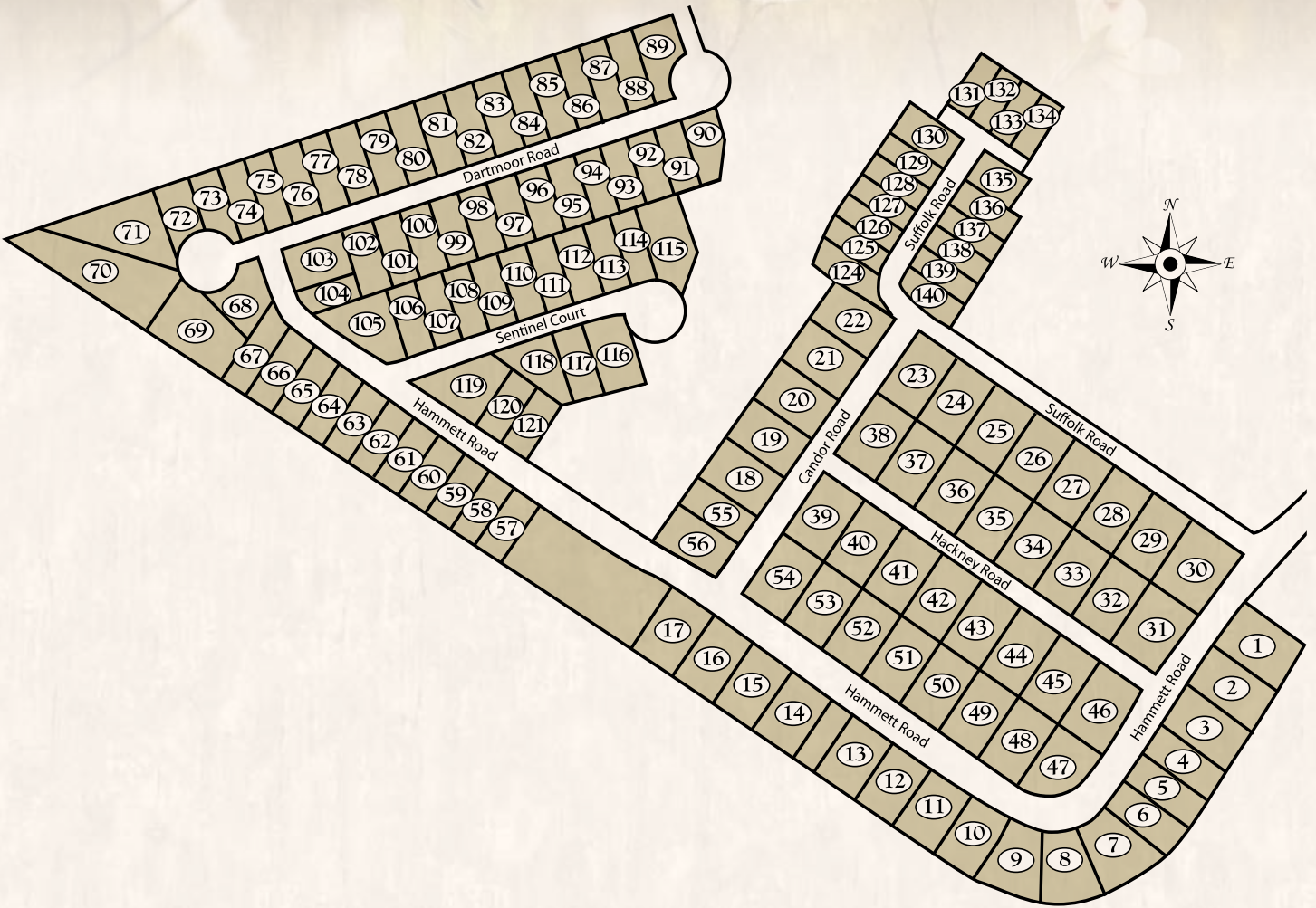
Directions from Asheville, NC:

Take I-26 W/US-19 N/US-23 N/US-70 W toward Weaverville/Woodfin. Continue to follow I-26 W/US-23 N. Take Exit 17 to TN-354/Boones Creek Rd. Head east on TN-354/Boones Creek Rd for 1.3 miles. Turn left onto N Roan St/TN-36 N & go .3mile. Turn left into Cedar Rock Village on Hammett Rd

Directions from Bristol, TN:

Take I-81 S toward Kingsport/Knoxville. Take exit 57A to merge onto I-26 E/US-23 S toward Asheville/Johnson City. Take Exit 17 to TN-354/Boones Creek Rd. Head east on TN-354/Boones Creek Rd for 1.3 miles. Turn left onto N Roan St/TN-36 N & go .3 mile. Turn left into Cedar Rock Village on Hammett Rd.





Schools

- Lake Ridge Elementary School** 423-610-6030
1001 Lake Ridge Square
- Indian Trail Middle School** 423-610-6000
307 Car-Mol Dr.
- Science Hill High School**
- 8-9 Campus 423-232-2192
1318 Pactolas Rd.
- 10-12 Campus 423-232-2190
1509 John Exum Pkwy.

Transportation

- Tri-Cities Regional Airport**
- General Information 423-325-6000
P.O. Box 1055
2525 Highway 75
Blountville, TN 37617
www.triflight.com

Hospitals

- Johnson City Medical Center** 423-431-6111
400 N. State of Franklin Rd.
- Johnson City Specialty Hospital** 423-434-1400
203 E. Watauga Ave.

Newspapers

- Johnson City Press** 423-929-3111

Public Service

- Washington County Tax Assessor** 423-753-1670
www.washingtoncountyttn.com
- Johnson City Chamber of Commerce** 423-461-8000
603 East Market St.
- Car, License, Tags & Titles** 423-461-1455
County Court Clerks Office
Downtown Center – 101 E. Market St.
- Driver's License** 423-926-2911
4717 Lake Park Dr.
- Voter Registration** 423-753-1688
- Johnson City Main Post Office** 423-283-4966
1100 N. State of Franklin Rd.

Utility Companies

- Johnson City Power Board (Local)** 423-282-5272
- Johnson City Water Department** 423-434-6064
- Comcast Communications – Cable** 423-282-8386
- Century Link** 423-283-0058
- Heritage Gas Company** 423-926-9246

Features That Ensure Your Satisfaction

- Deeded restrictions and covenants
- Pre-start orientation
- Pre-drywall orientation
- Pre-occupancy orientation of your home
- Builder's one-year warranty
- Homeowner Maintenance and Warranty book

Standard Interior Features

- Hardwood flooring in foyer
- 3 pre-wires for cable television
- 3 pre-wires for telephone
- Pre-wire and brace for ceiling fan and light in great room and all bedrooms (fans not included)
- Raised six-panel interior doors
- Colonial wood trim casings around all interior doors and windows
- Cathedral/vaulted ceilings (per plan)
- Levered door handles
- Choice of several brand-name stain resistant carpets with 5-year warranty
- Soft Shell walls with Extra White trim
- Smooth ceilings
- Washer/Dryer hook-up
- Ventilated closet shelving
- Smoke detectors
- Disappearing staircase to attic (per plan)
- Chair rail in dining room
- Crown molding in foyer and dining room
- Handrail and pickets on staircase and second floor open areas

Standard Kitchen & Bath Features

- Appliances including:
 - Self-cleaning smooth-top range
 - Over the range microwave
 - Multi-cycle dishwasher
 - 1/2 horsepower disposal
- Ice maker hook-up
- Double 8" deep stainless steel kitchen sink with spray arm

- Low maintenance fiberglass tub/shower combo in hall baths
- Garden tubs and separate shower with cultured marble surround in master bath (per plan)
- Cultured marble vanity tops in baths
- Full vanity mirror in baths
- Pedestal sink in half bath (per plan)
- Elongated toilets
- Selection of several brand-name vinyls for kitchen & baths
- Exhaust fans in bathrooms

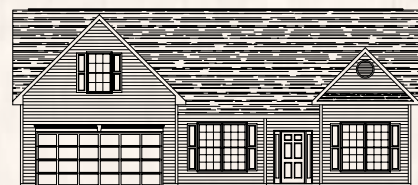
Energy Saving Features

- Gas Heat and hot water heater
- Central air conditioning
- Double paned windows
- Insulated fiberglass doors at all entry points

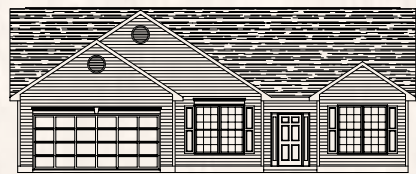
Exterior Features

- Engineered pre-constructed roof trusses
- 30-year architectural roof shingles
- Termite treatment
- Maintenance-free vinyl windows (with screens) with bottom sash that tilts for easy cleaning
- Premium vinyl siding, with metal fascia and soffits
- Aluminum gutters with downspouts piped 5' from house
- Choice of exterior vinyl colors
- Raised panel single garage door with automatic opener (includes 2 remotes)
- Garage interior walls painted
- Concrete driveways, walkways and 10' x 10' pad
- Landscaping includes sod in entire yard (usable space) with 1 tree and evergreen shrubs at front of house
- Underground utilities
- Decorative mailbox
- Exterior faucets and weatherproof outlets
- House number and kick-plate on entrance door

Montclair



Elevation 1 with Optional Bonus Room



Elevation 2



Elevation 3

Montclair

APPROXIMATELY 1512 SF



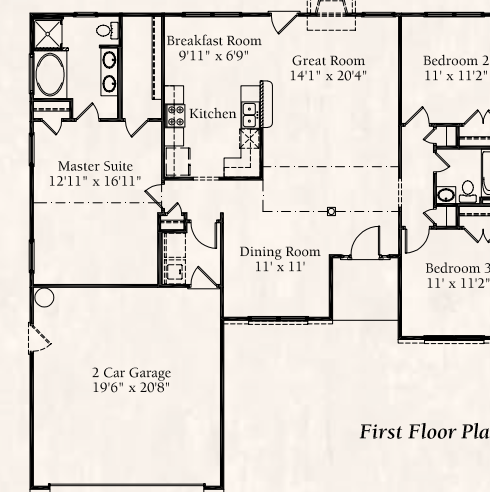
Elevation 4



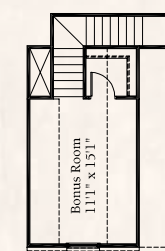
Elevation 5 with Optional Bonus Room



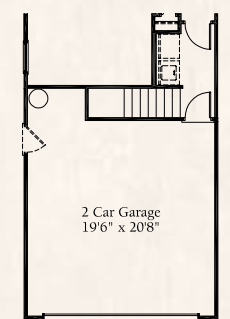
Elevation 6



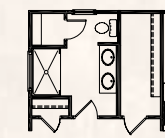
First Floor Plan



Optional Bonus Room



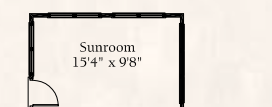
First Floor Plan with Optional Bonus Room



Shower and Linen Closet in lieu of Separate Tub and Shower in Master Bathroom



Optional Screen Porch



Optional Sunroom



Optional Sunroom with Fireplace in Great Room

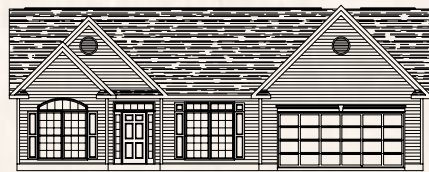


Optional Sunroom with Fireplace in Sunroom

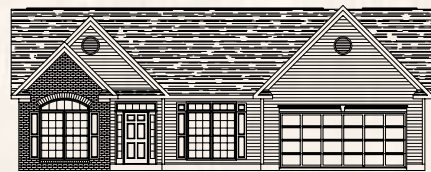


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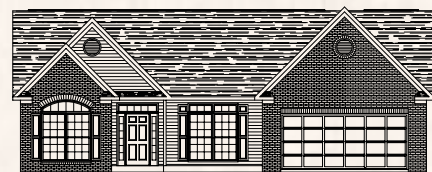
Belvue



Elevation 1



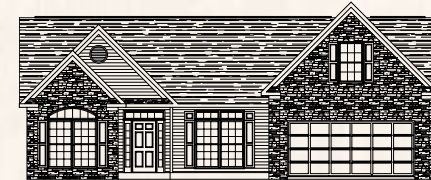
Elevation 2



Elevation 3

Belvue

APPROXIMATELY 1743 SF



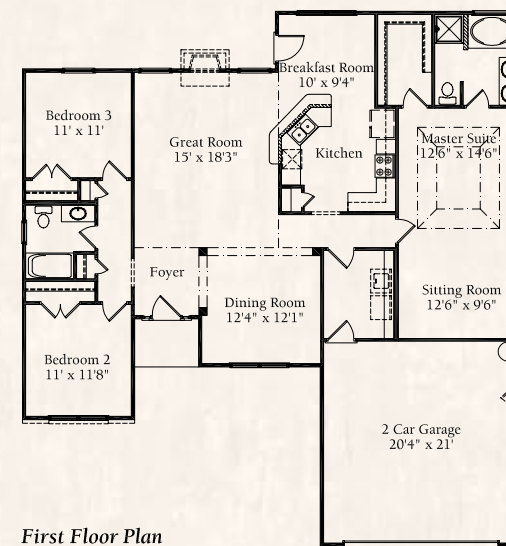
Elevation 4 with Opt. Bonus Room



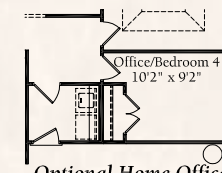
Elevation 5



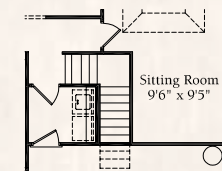
Elevation 6



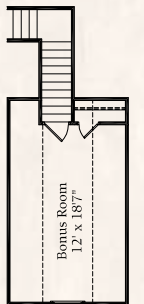
First Floor Plan



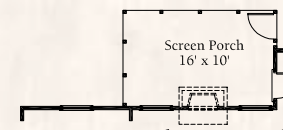
Optional Home Office or 4th Bedroom (Bonus Room Not Available w/ Option)



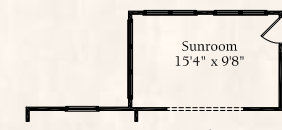
First Floor Plan with Optional Bonus Room



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



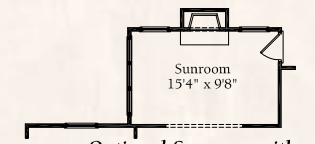
Optional Screen Porch



Optional Sunroom



Optional Sunroom with Fireplace in Great Room



Optional Sunroom with Fireplace in Sunroom



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Berkshire



Elevation 1 with Optional Bonus Room



Elevation 2

Berkshire

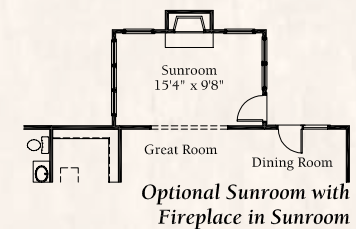
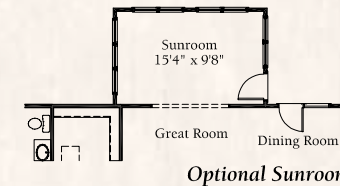
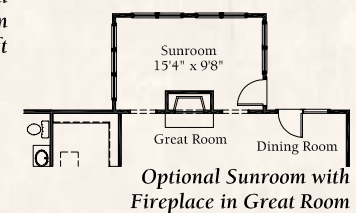
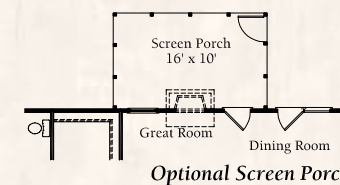
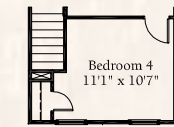
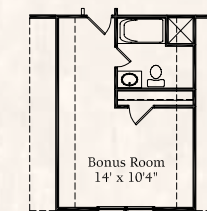
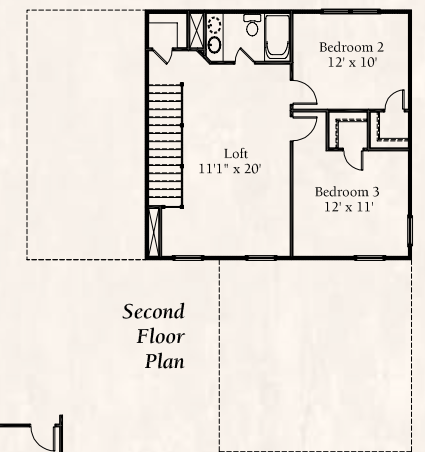
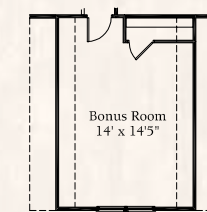
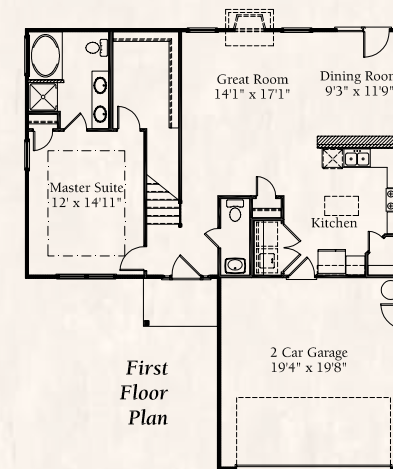
APPROXIMATELY 1760 SF



Elevation 3



Elevation 4



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Fairfax



Elevation 1



Elevation 2

Fairfax

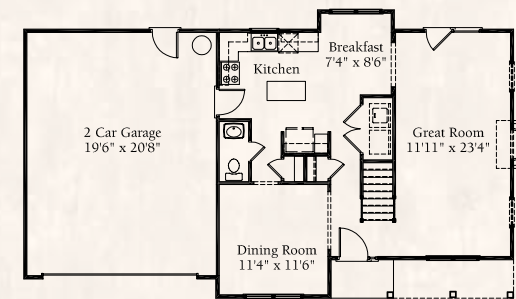
APPROXIMATELY 1852 SF



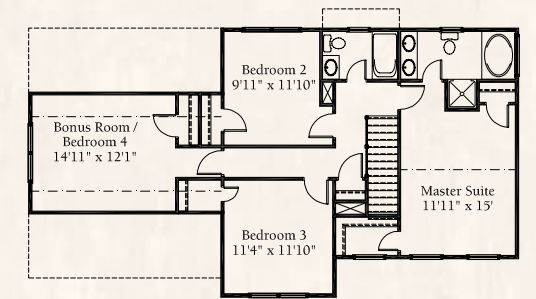
Elevation 3



Elevation 4



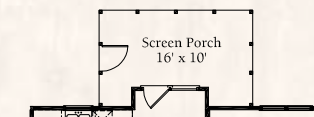
First Floor Plan



Second Floor Plan



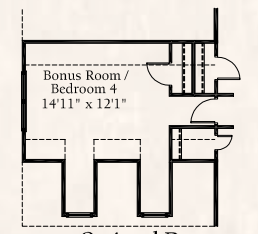
First Floor Plan - Elevation 3



Optional Screen Porch



Optional Sunroom

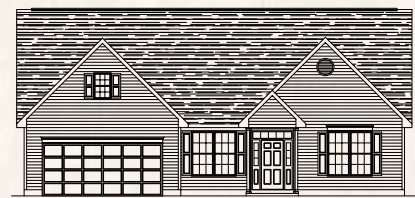


Optional Dormers in Bonus Room



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Springfield



Elevation 1



Elevation 2

Springfield

APPROXIMATELY 1972 SF



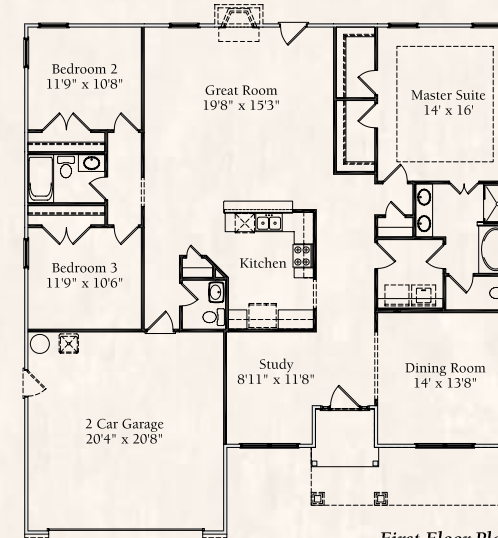
Elevation 3



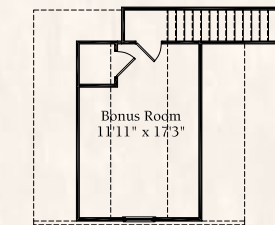
Elevation 4



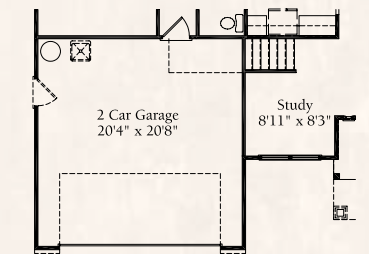
Elevation 5



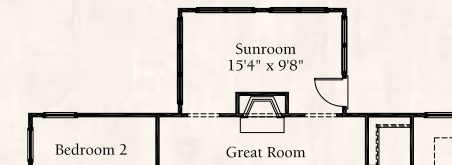
First Floor Plan



Optional Bonus Room



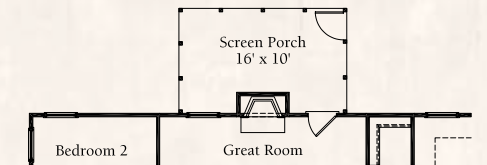
First Floor Plan with Optional Bonus Room



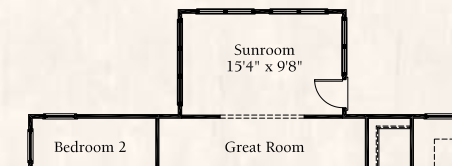
Optional Sunroom with Fireplace in Great Room



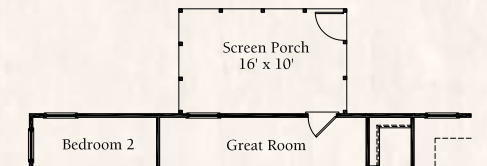
Optional Sunroom with Fireplace in Sunroom



Optional Screen Porch with Fireplace in Screen Porch



Optional Sunroom



Optional Screen Porch

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Asheton



Elevation 1



Elevation 2

Asheton

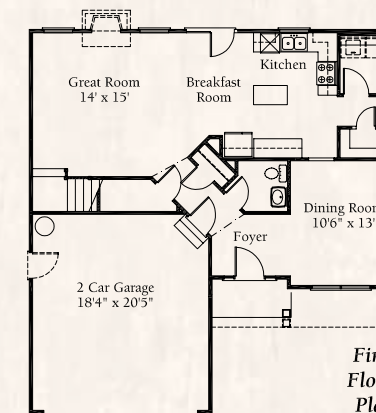
APPROXIMATELY 1975 SF



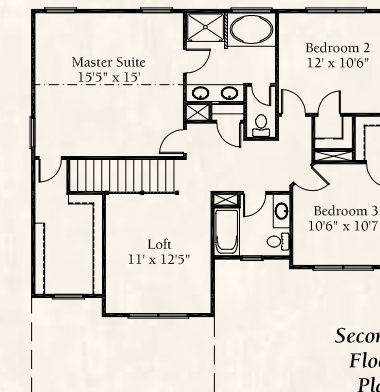
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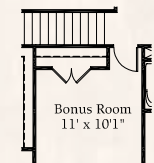
Elevation 4



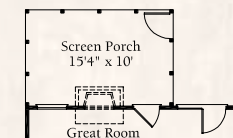
First Floor Plan



Second Floor Plan



Optional Bonus Room in lieu of Loft



Optional Screen Porch



Optional Sunroom



Optional Sunroom with Fireplace in Great Room



Optional Sunroom with Fireplace in Sunroom



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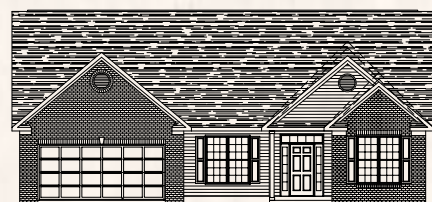
Wellford



Elevation 1



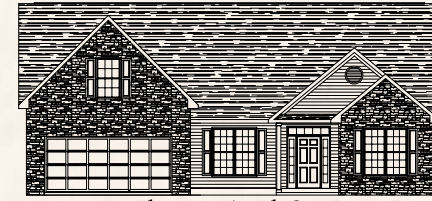
Elevation 2



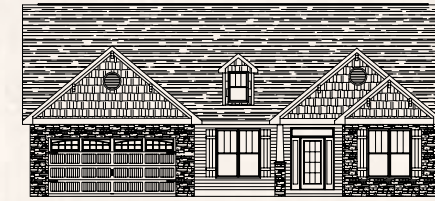
Elevation 3

Wellford

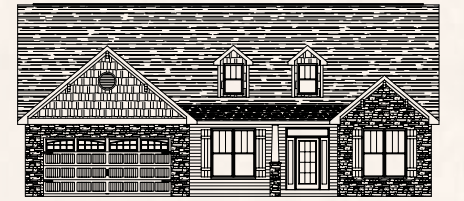
APPROXIMATELY 2130 SF



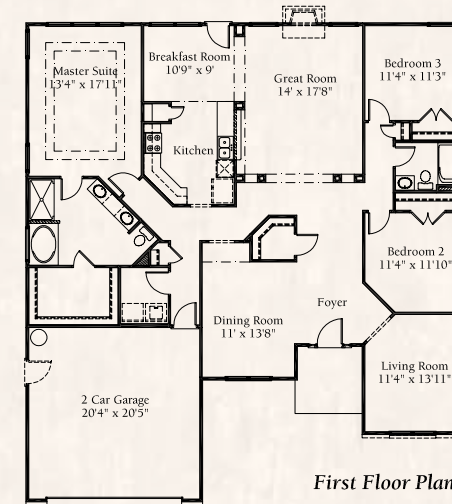
Elevation 4 with Opt. Bonus Room



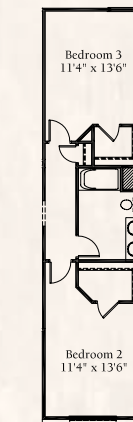
Elevation 5



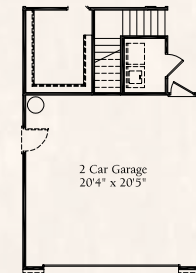
Elevation 6



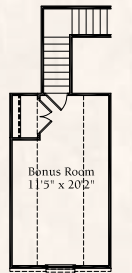
First Floor Plan



Optional Expanded Bedrooms 2 & 3



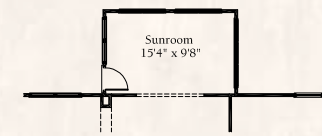
First Floor Plan with Optional Bonus Room



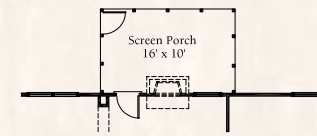
Optional Bonus Room



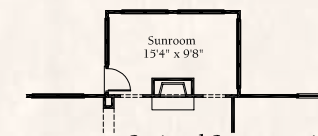
Optional Powder Room in lieu of Storage Closet



Optional Sunroom



Optional Screen Porch



Optional Sunroom with Fireplace in Great Room



Optional Sunroom with Fireplace in Sunroom



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Stanford



Elevation 1



Elevation 2

Stanford

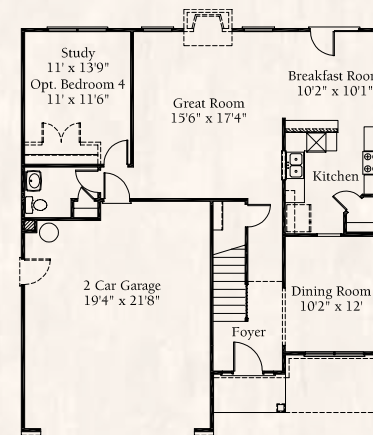
APPROXIMATELY 2219 SF



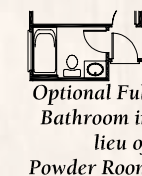
Elevation 3



Elevation 4



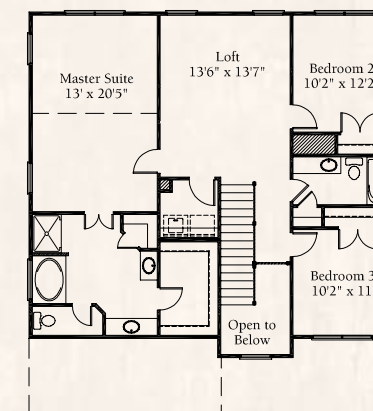
First Floor Plan



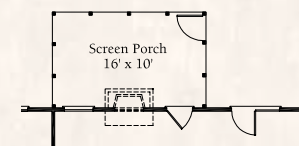
Optional Full Bathroom in lieu of Powder Room



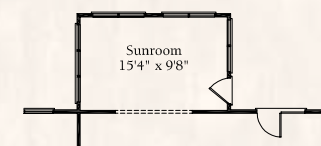
Optional Bonus Room in lieu of Loft



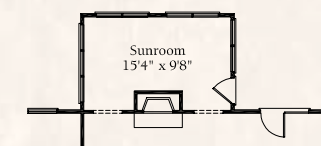
Second Floor Plan



Optional Screen Porch



Optional Sunroom



Optional Sunroom with Fireplace in Great Room



Optional Sunroom w Fireplace in Sunro

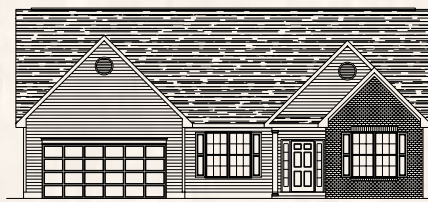


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Hemingway



Elevation 1



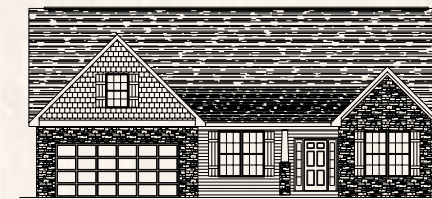
Elevation 2



Elevation 3



Elevation 4



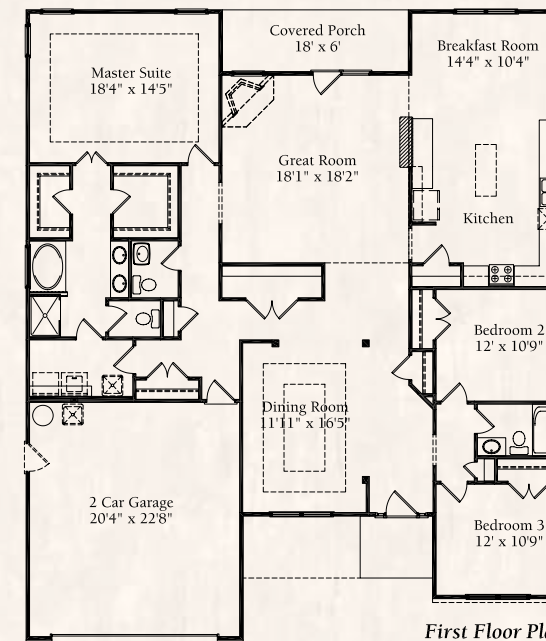
Elevation 5



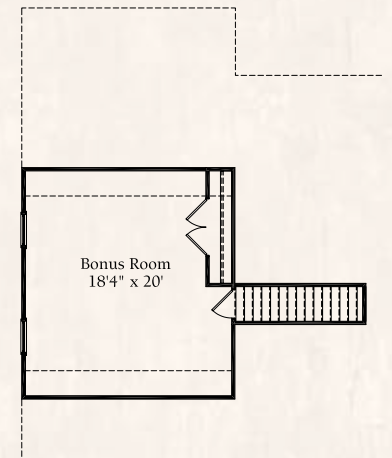
Elevation 6

Hemingway

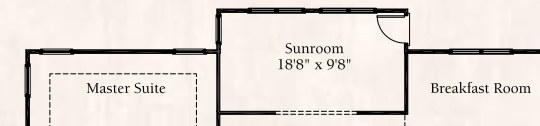
APPROXIMATELY 2314 SF



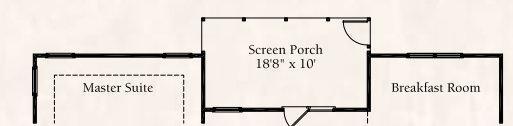
First Floor Plan



Optional Bonus Room



Optional Sunroom



Optional Screen Porch

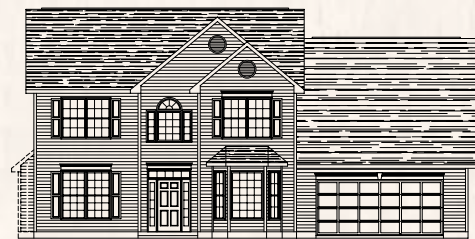


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Westmont



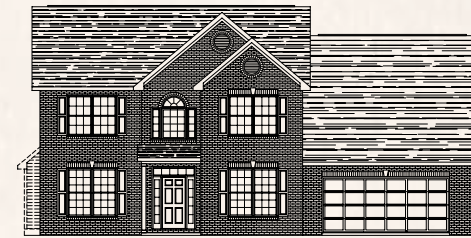
Elevation 1



Elevation 2

Westmont

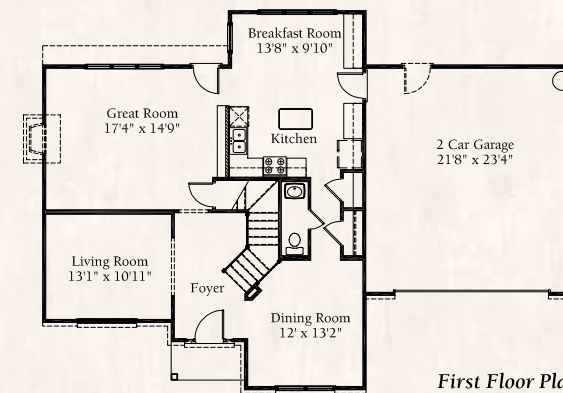
APPROXIMATELY 2465 SF



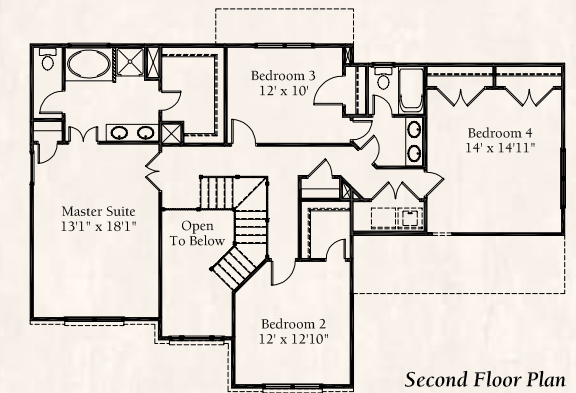
Elevation 3



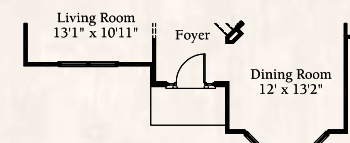
Elevation 4



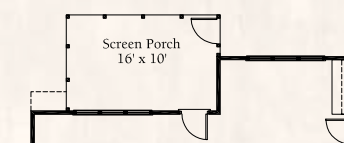
First Floor Plan



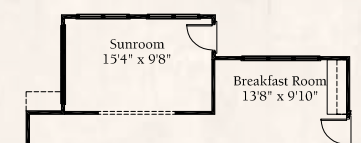
Second Floor Plan



First Floor Plan - Elevation 2



Optional Screen Porch



Optional Sunroom

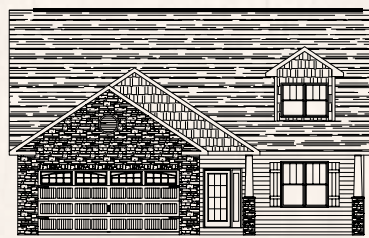


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Barrington



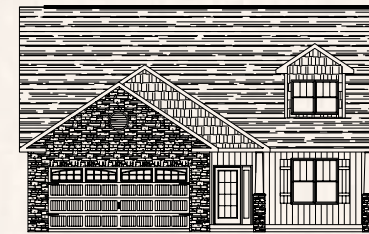
Elevation 4



Elevation 5

Barrington

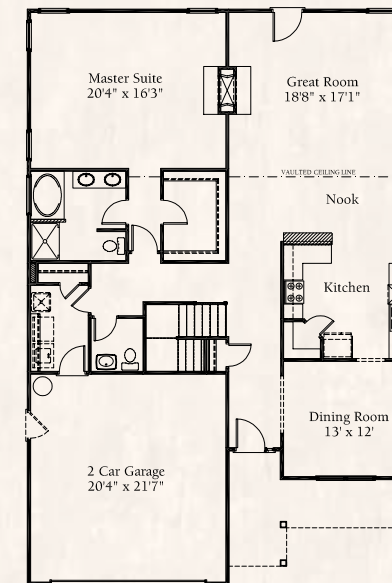
APPROXIMATELY 2518 SF



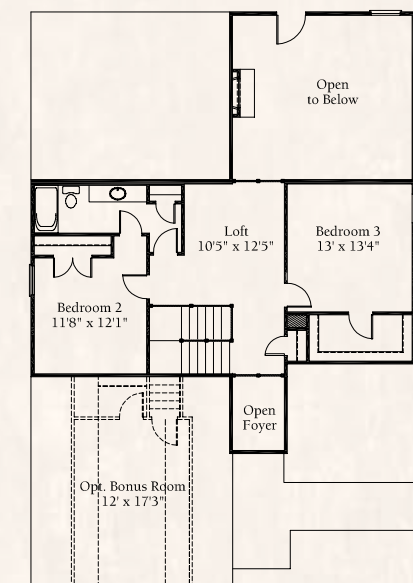
Elevation 6



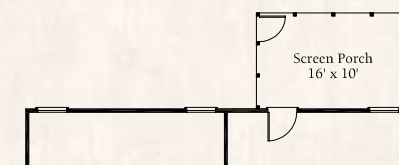
Elevation 6 w/ Optional Bonus Room



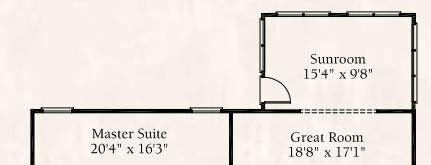
First Floor Plan



Second Floor Plan



Optional Screen Porch



Optional Sunroom



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Hamilton



Elevation 1



Elevation 2

Hamilton

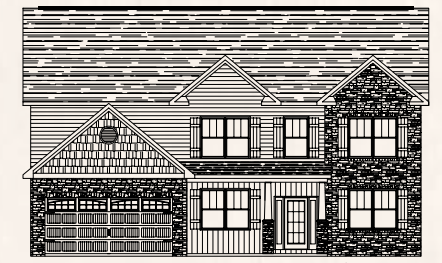
APPROXIMATELY 2712 SF



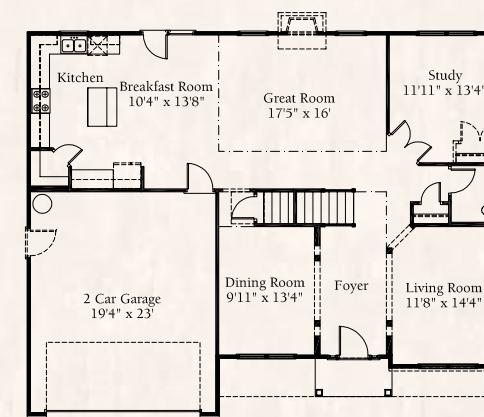
Elevation 3



Elevation 4



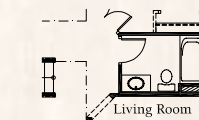
Elevation 5



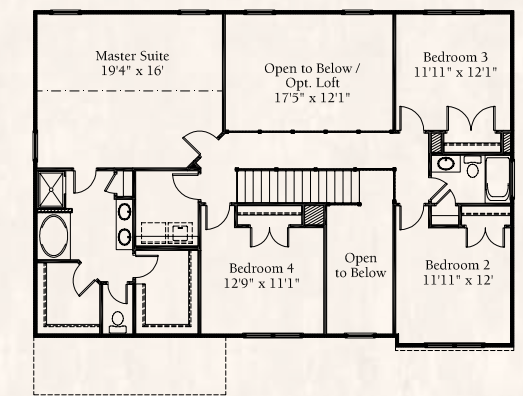
First Floor Plan



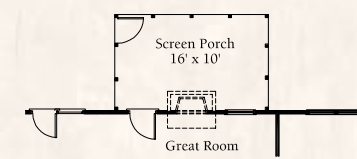
Optional Bonus Room in lieu of Loft



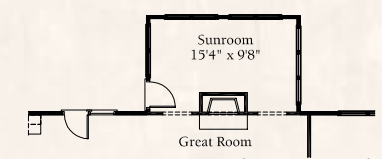
Optional Full Bathroom in lieu of Powder Room



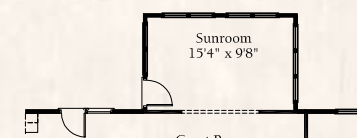
Second Floor Plan



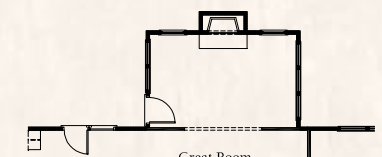
Optional Screen Porch



Optional Sunroom with Fireplace in Great Room



Optional Sunroom



Optional Sunroom with Fireplace in Sunroom



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Andover



Elevation 1



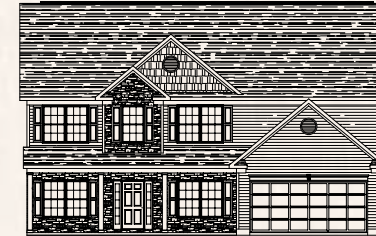
Elevation 2

Andover

APPROXIMATELY 2973 SF



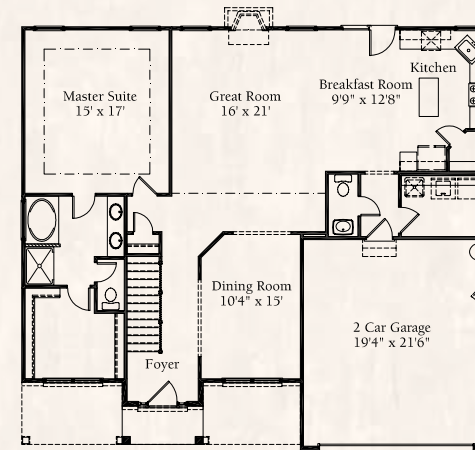
Elevation 3



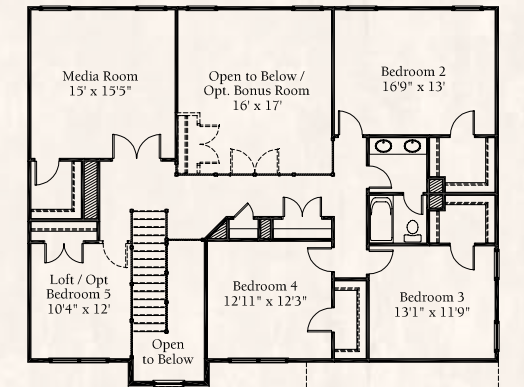
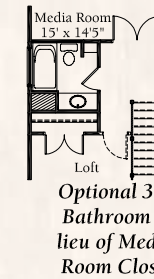
Elevation 4



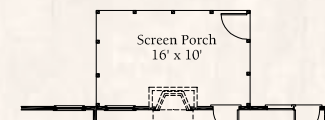
Elevation 5



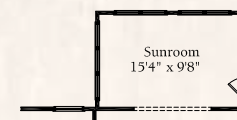
First Floor Plan



Second Floor Plan



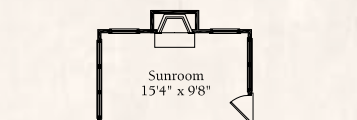
Optional Screen Porch



Optional Sunroom



Optional Sunroom with Fireplace in Great Room



Optional Sunroom with Fireplace in Sunroom



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