



GOODWYN BUILDING CO.

Montgomery's Hometown Builder



The Windsor \$311,800



The Aspen \$317,300



The Willow \$322,500



The Cottonwood \$323,500



The Savannah \$324,300



The Sawgrass \$325,200



The Birch \$325,400



The Sweetbay \$326,500



The Magnolia \$330,200

2026

 **\$0 DOWN FINANCING AVAILABLE**

VIEW ALL PLANS &
NEIGHBORHOODS AT
www.goodwynbuilding.com

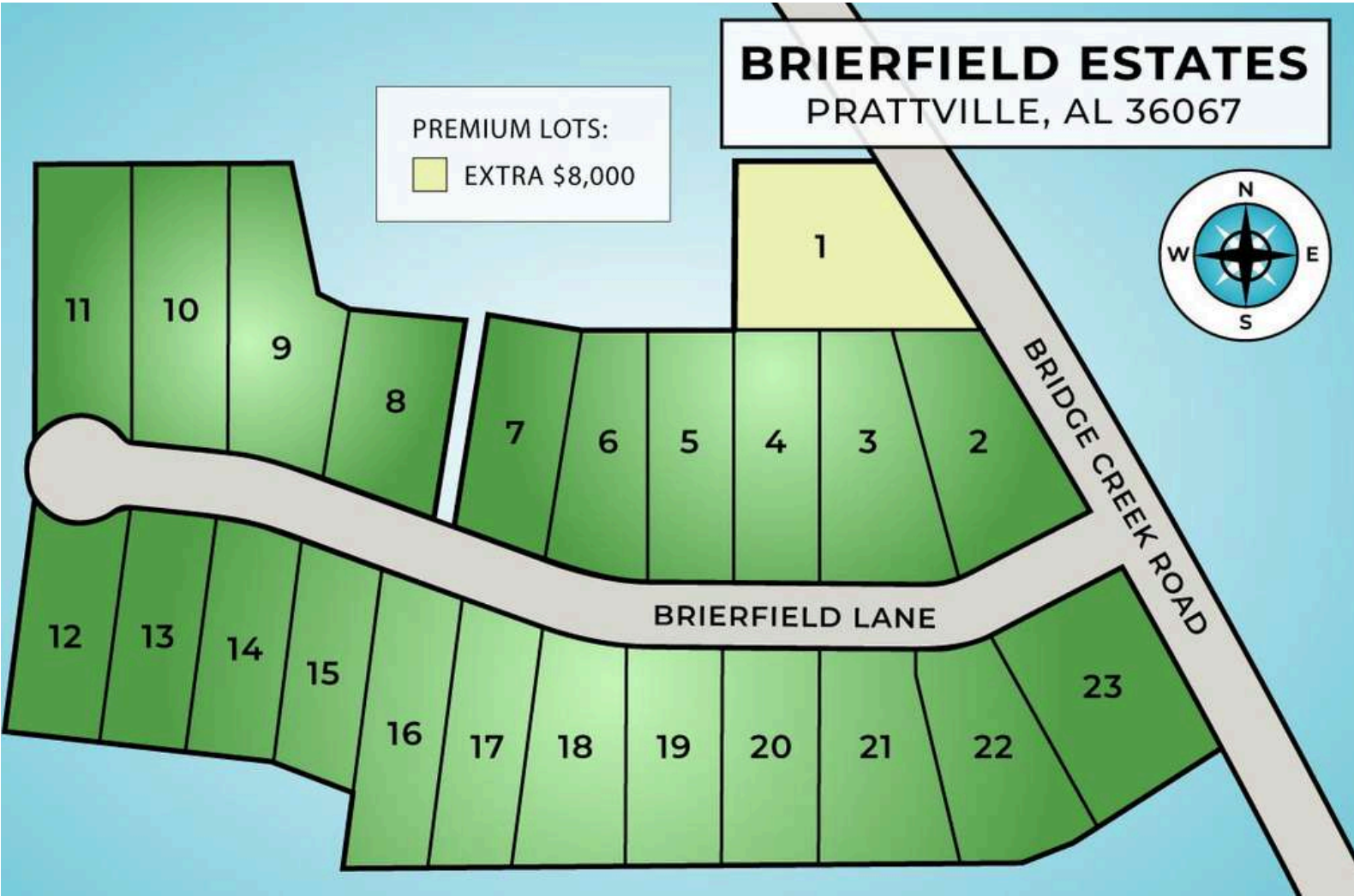


Philip Goodwyn
Philip@GoodwynBuilding.com
334.296.2438



GOODWYN BUILDING CO.
Montgomery's Hometown Builder

2026



Scan to View All Neighborhoods

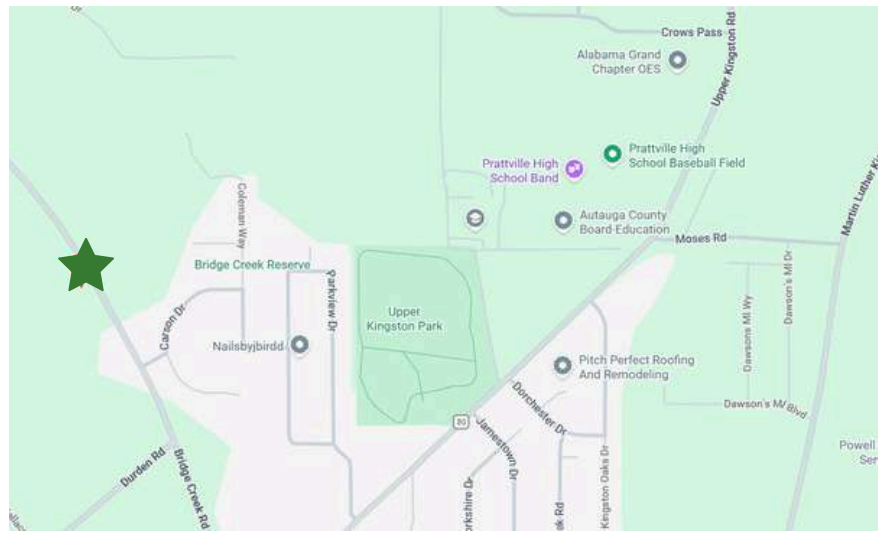


Deatsville Montgomery Wetumpka
Eclectic Prattville Troy

Welcome to



**Briarfield Lane,
Prattville, AL 36067**



WHY WOULD YOU WANT AN ENERGY EFFICIENT HOME?

You'll see the differences every day in your new energy-efficient home by **Goodwyn Building**.

- Reduced energy bills
- Healthier indoor air
- Increased value
- Reduced reliance on natural resources
- Lower greenhouse gas output

Goodwyn Building has a set of standards to ensure that your home is the most energy-efficient and high-performance home around including:

- Matched HVAC Equipment
- 14.3 SEER Electric Air-to-Air Heat Pump
- R-4.2 ductwork located in conditioned space
- 6" open-cell sprayed foam roof deck insulation and 3.5" open-cell sprayed foam exterior walls
- Slab floor
- Double pane Low-E vinyl windows
- Metal poly-core French and solid-core doors.

The Cove Home Features

- Bermuda sod with shrubs
- Mailbox to match neighborhood
- Chimed doorbell
- Insulated exterior doors
- Steel panel garage door with 2 remotes
- Front & back porch lights
- 1 flood light
- 2 outside faucets
- Poured concrete driveway, walkway, & patio
- Hard tile in baths
- Carpet in bedrooms
- Luxury Vinyl Plank in All Common Areas
- Wood cabinets in kitchen & baths
- Granite countertops in kitchen & baths
- Food waste disposal
- Over the range microwave
- Dishwasher
- Smooth top self cleaning range
- Wood burning fireplace with wraparound mantle
- Ceramic tile around fireplace
- Lighting packages in nickel finish
- Ceiling fans in master bedroom & family room
- Additional bedrooms are braced & wired for future fans
- Mirrors over all vanities
- Elongated toilets
- 2 inch faux wood window blinds throughout
- Electronic thermostat
- Attic access ladder
- Smoke detectors in each bedroom & hallway
- Carbon monoxide detector with attached garage
- Centralized cable command center including telephone jacks/TV cable outlets in each bedroom & great room
- Termite bond with sentricon system
- RWC 7 year homeowners warranty

THE WINDSOR

 \$311,800  1575 SF  3 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES



- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Large Kitchen Island with Breakfast Bar
- Dining Area & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Double Vanities in Master
- Large Walk-in Closets
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans

THE ASPEN

 \$317,300  1655 SF  4 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES

- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Large Kitchen Island with Breakfast Bar
- Dining Area & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Double Vanities in Master
- Large Walk-in Closets
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans



Philip Goodwyn 334.296.2438

THE WILLOW

 \$322,500  1665 SF  4 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES



- Separate Dining Room
- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Breakfast Nook & Breakfast Bar
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans

Philip Goodwyn 334.296.2438

THE COTTONWOOD

 \$323,500  1725 SF  4 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES



- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Large Island & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans

Philip Goodwyn

334.296.2438

THE SAVANNAH

 \$324,300  1745 SF  4 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES



- Separate Dining Room
- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Breakfast Bar & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans

Philip Goodwyn 334.296.2438

THE SAWGRASS

 \$325,200  1764 SF  4 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES



- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Kitchen Island and Dining Area
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans

Philip Goodwyn 334.296.2438

THE BIRCH

 \$325,400  1803 SF  4 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES

- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Large Kitchen Island with Breakfast Bar
- Dining Area & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Double Vanities in Master
- Large Walk-in Closets
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans

Philip Goodwyn

334.296.2438

THE SWEETBAY

\$326,500 1792 SF 4 Bedrooms 2 Bathrooms 2 Car Garage



FLOOR PLAN FEATURES



- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Kitchen Island and Dining Area
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans

Philip Goodwyn

334.296.2438

THE MAGNOLIA

 \$330,200  1857 SF  4 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES



- Separate Dining Room
- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen with Breakfast Bar & Breakfast Nook
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Large Shower in Master Bath
- 2 Large Walk-in Closets & Double Vanities in Master
- Raised Vanities
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- Attic Access from Inside Hall & Garage
- Centrally Wired Command Center
- Garage Door Openers
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy Efficient Appliances & Fans

Philip Goodwyn

334.296.2438