

MIDTOWN OAKS



GOODWYN BUILDING CO.
Montgomery's Hometown Builder



The Lily \$265,200



The Windsor \$272,800



The Aspen \$278,300



The Willow \$283,500



The Cottonwood \$284,500



The Savannah \$285,300



The Sawgrass \$286,200



The Birch \$286,400



The Sweetbay \$287,500



The Magnolia \$291,200

2026

✓ \$0 DOWN FINANCING AVAILABLE

VIEW ALL PLANS &
NEIGHBORHOODS AT
www.goodwynbuilding.com

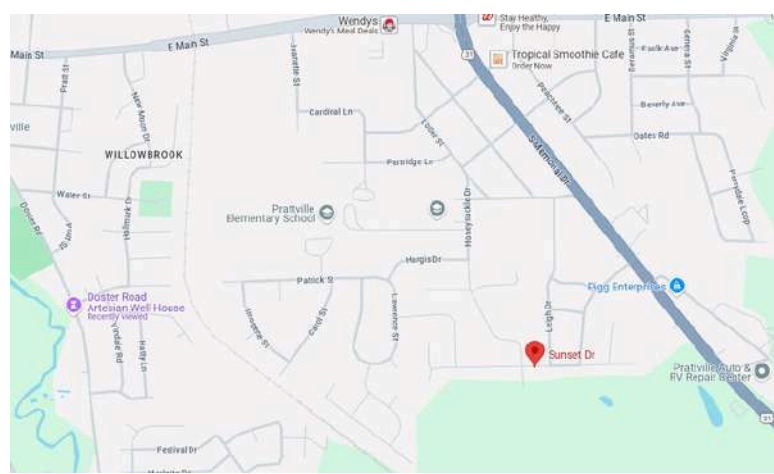


Philip Goodwyn
Philip@GoodwynBuilding.com
334.296.2438

Welcome to

MIDTOWN OAKS

Hailey Drive,
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.

Midtown Oaks 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
- Ceramic tile in baths
- Carpet in bedrooms
- Luxury Vinyl Plank in All Common Areas; Hard Tile in Baths; Carpet in Bedrooms
- 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

MIDTOWN OAKS

GOODWYN BUILDING CO.
Montgomery's Hometown Builder

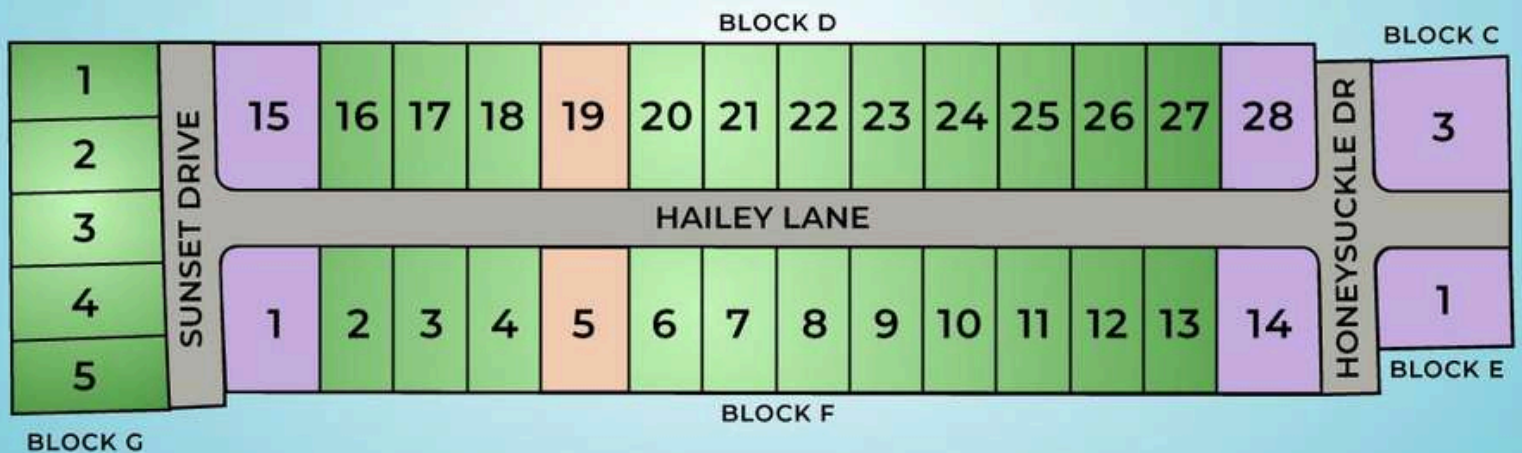
2026

MIDTOWN OAKS
PRATTVILLE, AL 36067

PREMIUM LOTS:

 EXTRA \$2,000

 EXTRA \$4,000



Scan to View All Neighborhoods



Deatsville Montgomery Wetumpka
Eclectic Prattville Troy

THE LILY

 \$265,200  1402 SF  3 Bedrooms  2 Bathrooms  2 Car Garage



FLOOR PLAN FEATURES

- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Eat-in Kitchen & 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

THE WINDSOR

 \$272,800  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

 \$278,300  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



THE WILLOW

 \$283,500  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

THE COTTONWOOD

 \$284,500  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

THE SAVANNAH

 \$285,300  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

THE SAWGRASS

 \$286,200  1764 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

THE BIRCH

\$286,400 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

THE SWEETBAY

 \$287,500  1792 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

THE MAGNOLIA

 \$291,200  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