

# Dawson's Mill

**GOODWYN BUILDING CO.**

Montgomery's Hometown Builder



**The Lilac \$231,900**



**The Charlotte \$237,300**



**The Lily \$249,200**



**The Cambridge \$252,600**



**The Windsor \$256,800**



**The Aspen \$262,300**



**The Willow \$267,500**



**The Savannah \$269,300**



**The Birch \$270,400**

 **\$0 DOWN FINANCING AVAILABLE**

VIEW ALL PLANS &  
NEIGHBORHOODS AT  
[www.goodwynbuilding.com](http://www.goodwynbuilding.com)



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2/5/26

# Dawson's Mill

**GOODWYN BUILDING CO.**

Montgomery's Hometown Builder

**DAWSON'S MILL**  
PRATTVILLE, AL 36067

- PREMIUM LOTS:**
-  EXTRA \$1,000
  -  EXTRA \$2,000
  -  EXTRA \$3,000



-  Sold
-  Available Now
-  Under Contract
-  Under Construction
-  Lot Only
-  Unavailable

2/5/26

## ALSO BUILDING IN

Deatsville

Troy

Wetumpka

Tallassee

Elmore

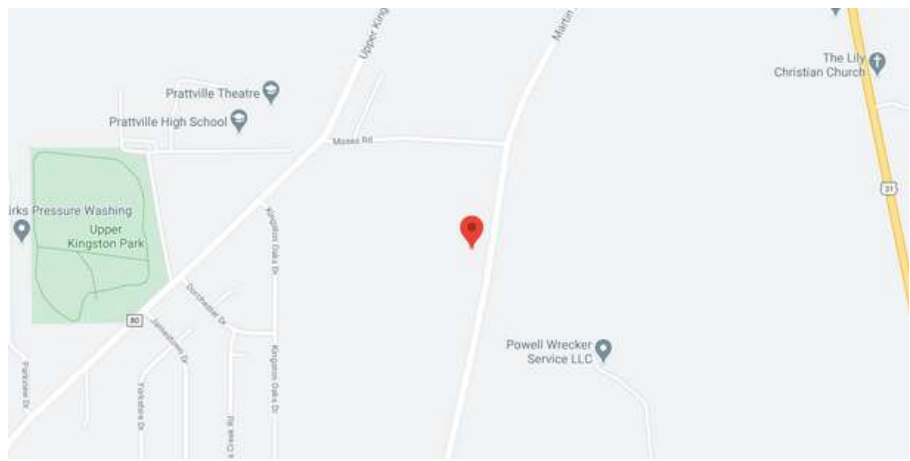
**LANDING PLACE**

**BUTTER & EGG**



# Welcome to Dawson's Mill

Mose Road &  
Martin Luther King Drive



## 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.

## Dawson's Mill 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
- Vinyl plank in kitchen, breakfast area, & laundry room
- 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 LILAC

🏷️ \$231,900

📏 1395 SF

🛏️ 3 Bedrooms

🚿 2 Bathrooms



## FLOOR PLAN FEATURES

- 10' Ceiling in Foyer & Family Room
- Wood Burning Fireplace
- Kitchen Island with Breakfast Bar
- 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
- Large Utility Room
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall
- Centrally Wired Command Center
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans
- Fully Fenced Backyard

# THE CHARLOTTE

🏷️ \$237,300

📏 1475 SF

🛏️ 3 Bedrooms

🚿 2 Bathrooms



## FLOOR PLAN FEATURES

- Separate Dining Area
- 10' Ceiling in Foyer & 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
- Large Utility Room
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall
- Centrally Wired Command Center
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans



# THE LILY

\$249,200 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
- Hard Tile in Foyer, Fireplace & Bath
- 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 STAR Appliances & Fans
- Fully Fenced Backyard
- Covered back patio

# THE CAMBRIDGE

\$252,600 1490 SF 3 Bedrooms 2 Bathrooms 2 Car Garage



## FLOOR PLAN FEATURES

- 10' Ceiling in Family Room
- Wood Burning Fireplace
- Kitchen Island & Breakfast Bar
- 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
- Hard Tile in Foyer, Fireplace & Bath
- 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 STAR Appliances & Fans
- Fully Fenced Backyard

# THE WINDSOR

\$256,800 1575 SF 3 Bedrooms 2 Bathrooms 2 Car Garage



## FLOOR PLAN FEATURES

- 10' Ceiling in Foyer & Family Room
- Wood Burning Fireplace
- Eat-in Kitchen & 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
- Large Utility Room
- Hard Tile in Foyer, Fireplace & Bath
- Attic Access from Inside Hall
- Centrally Wired Command Center
- 700 Yards of Bermuda Sod
- Spray Foam Insulation in All Exterior Walls & Roof Line
- Energy Saving Heat Pump Hot Water Heater
- Energy STAR Appliances & Fans

# THE ASPEN

\$262,300 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
- Hard Tile in Foyer, Fireplace & Bath
- 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 STAR Appliances & Fans

# THE WILLOW

\$267,500 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
- Ceiling Fans in Master & Great Room
- Separate Garden Tub & Shower in Master Bath
- Large Walk-in Closet & Double Vanities in Master
- Raised Vanities
- Hard Tile in Foyer, Fireplace & Bath
- 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 STAR Appliances & Fans

# THE SAVANNAH

\$269,300 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
- Hard Tile in Foyer, Fireplace & Bath
- 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 STAR Appliances & Fans

# THE BIRCH

\$270,400 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
- Hard Tile in Foyer, Fireplace & Bath
- 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 STAR Appliances & Fans