

Welcome Home to Southwind Village



Patrick Duncan

New Homes Sales Consultant

(706) 294-6514

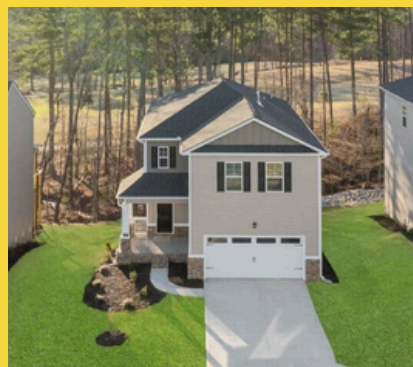
PJDuncan@DRHorton.com

www.PatrickDuncanRealEstate.com

You're Going to Like it Here

Your Dream Home Awaits

Discover Southwind Village in Evans, GA – a prime location renowned for its excellent schools. Built by DR Horton, America's largest homebuilder, this established swim community features new 4 to 5 bedroom homes (2,176 – 3,481 sq ft, with basement options) offering open layouts and modern kitchens with granite countertops and stainless steel appliances. Situated in Evans, recognized as one of the Best Towns for Families, residents enjoy picturesque surroundings and convenient access to diverse restaurants, boutique shops, Fort Eisenhower, and a variety of outdoor recreation. Each home also includes smart home technology. Experience the quality construction and exceptional lifestyle of Southwind Village – your ideal Evans address. Visit our decorated model home open daily to learn more.



Relax and Recharge

Enjoy fun in the sun in your swim community

Imagine sun-drenched afternoons spent lounging poolside, the refreshing water beckoning you for a revitalizing dip. The cabana offers a welcome retreat from the sun, a perfect spot to unwind with a good book or enjoy a cool drink with friends and neighbors. It's more than just a place to swim; it's a vibrant hub where friendships are forged and memories are made throughout the warm seasons. Whether you're looking for an invigorating workout, a relaxing afternoon, or a social gathering spot, the pool and cabana area provides the ideal setting to connect with your community and savor the joys of neighborhood living.



Experience More for Less

Quality Meets Affordability

Southwind Village isn't just another new construction community in Evans; it's the most affordable, offering an unmatched opportunity to own a quality-built home brimming with standard upgrades you'll love. Forget the notion that budget-friendly means sacrificing features. At Southwind Village, you'll discover a remarkable collection of included enhancements that elevate your living experience from the moment you move in.



Standard Features



Covered Front and Back Porch



Tankless Water Heater



3-Zone Sprinkler System



Whirlpool Appliance Package



Blinds Throughout



Gas Range/Oven



Smart Home System



Home Warranty



Basement Lots Available



Top Rated Columbia County Schools



Lewiston Elementary School

Lewiston Elementary School, located in Evans, Georgia, serves students from pre-kindergarten through fifth grade in the Columbia County School District. Known for its strong academics, the school provides a supportive environment that aims to build a solid educational foundation for its young learners.

Evans Middle School

Evans Middle School, serving grades six through eight in Evans, Georgia, is part of the Columbia County School District. It focuses on academic and personal growth during the middle school years, offering various courses and extracurriculars to help students prepare for high school.



Evans High School

Evans High School is a comprehensive public high school serving students in grades nine through twelve. The school offers a wide array of academic programs, extracurricular activities, and athletic opportunities designed to prepare students for college, careers, and responsible citizenship within the community.



Elston

4 Bedroom • 2.5 Bath • 2,176 sq ft



Livable Square Footage (LSF) and Total Square Footage are calculated using formula set forth by American National Standards Institute (ANSI). Total Square Footage combines LSF plus unconditioned space of garage. Heated Square Footage (HSF) is calculated by the overall house envelope of conditioned space. All figures are approximate. These images are artists' renderings and are for reference only; actual construction including materials and floor plans may vary per community. We reserve the right to change plans, features, specifications and options without notice or obligation. See sales agent for complete details. ©2017 D.R. Horton, Inc.



Hayden

5 Bedroom • 3 Bath • 2,511 sq ft

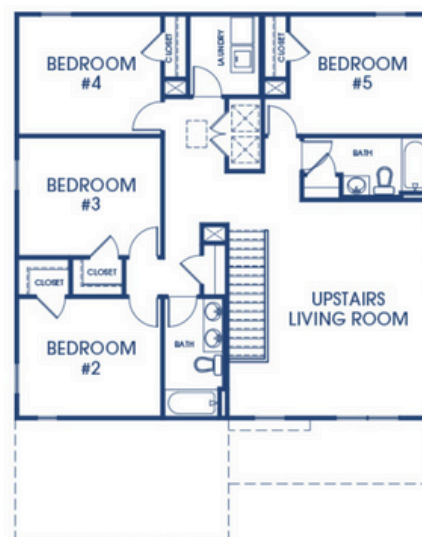
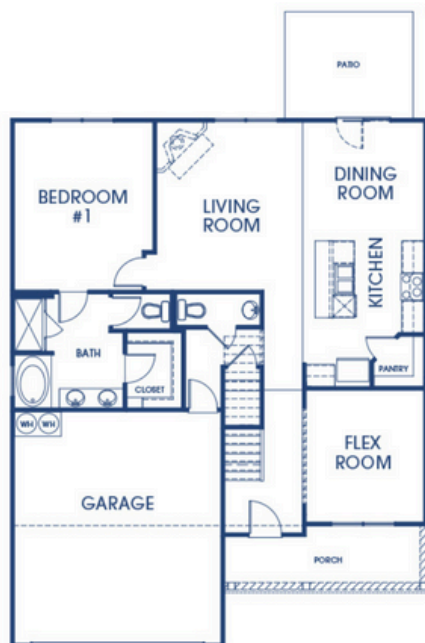


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Elle

5 Bedroom • 3.5 Bath • 2,721 sq ft



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Halton

5 Bedroom • 3 Bath • 3,209 sq ft



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Mansfield

5 Bedroom • 4.5 Bath • 3,481 sq ft



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Community Map



DHI Mortgage

More than Just a Lender

Finding the right mortgage lender is a crucial step in the home buying journey. **DHI Mortgage** is more than just a lender; they're a partner dedicated to helping you find the perfect mortgage solution for your needs. As part of the DR Horton family, they have a deep understanding of the home buying process and are committed to making it as smooth and stress-free as possible.

- **Diverse Loan Options:** From conventional to government-backed loans, DHI Mortgage provides a wide range of programs to fit different needs.
- **Expert Guidance:** Their experienced Loan Originators offer personalized support and help you navigate the mortgage process with confidence.
- **Streamlined Process:** Benefit from the close collaboration between DHI Mortgage and Southwind Village for a more efficient and coordinated home buying experience.
- **Helpful Resources:** Access educational tools and information to better understand your financing options.

Augusta

Branch NMLS #1679072
Branch Manager, Mike Ritz

4234 Wheeler Rd.
Martinez, GA 30907
(866) 634-0800 - toll free
(706) 755-3013 - main
(866) 554-9119 - fax

Mike Ritz
Branch Manager/Supervisor, NMLS
#262664

Dennis John Ritz
Mortgage Loan Originator, NMLS
#262671



PCSING TO FORT EISENHOWER?

Southwind Village Should be Your #1 Choice!



Say goodbye to long, frustrating commutes! Southwind Village is conveniently located just 10.9 miles from the gates of Fort Eisenhower. That translates to a breezy 20-minute drive, giving you more time for what truly matters – family, relaxation, and exploring your new surroundings. Imagine less time stuck in traffic and more time enjoying your beautiful new home and community!

Navigating the world of VA loans can feel overwhelming, but not at Southwind Village! Our trusted in-house lender, DHI Mortgage, boasts a team with extensive knowledge and know-how specifically when it comes to serving our military heroes. They'll guide you through the process with ease, ensuring a smooth and stress-free path to homeownership. Their expertise in VA loans means you'll be in the best hands!



We appreciate your service, and we want to make your move even easier on your wallet! Through our fantastic Main Street Stars promotion, DR Horton is thrilled to offer up to \$1,000 in closing cost assistance exclusively for military members purchasing a new home in Southwind Village. That's extra cash in your pocket to help with moving expenses or to make your new house feel even more like home!

We know that quality education is a top priority for families. That's why Southwind Village is located within the highly sought-after Columbia County School District, and we're zoned for some of their highest-rated schools! Give your children the gift of an exceptional academic environment where they can thrive and reach their full potential. A bright future starts here!



We understand the importance of making your hard-earned dollars stretch. Southwind Village stands out as the most affordable new-construction community in Evans, allowing you to truly maximize your BAH. Enjoy the benefits of a brand-new, quality-built home without breaking the bank. Experience comfortable living and financial peace of mind right here!

THE HOME BUYING PROCESS

- 1 Select your perfect new home
- 2 Get loan ready – obtain your prequal letter
- 3 Sign and submit your contract
- 4 Pay your earnest money deposit
- 5 Receive regular construction updates
- 6 Closing date is scheduled
- 7 Homeowner orientation walkthrough
- 8 Close the deal
- 9 Welcome to your brand new home!

What's Nearby?

Discover the best the city has to offer...just minutes from your door!



Key Locations

- Fort Eisenhower – 10.9 mi
- Downtown Augusta – 14.1 mi
- Augusta University – 9.1 mi

Medical Facilities

- MedNow Urgent Care – 2.6 mi
- Doctors Hospital – 6.6 mi
- Wellstar MCG – 12.8 mi
- Piedmont Hospital – 13.2 mi

Grocery Stores

- Food Lion – 1.1 mi
- WalMart – 3.0 mi
- Kroger – 2.4 mi
- Aldi – 3.2 mi

Schools

- Lewiston Elementary – 0.9 mi
- Evans Middle – 2.9 mi
- Evans High – 3.9 mi

Shopping

- Target – 4.9 mi
- Ross – 4.9 mi
- Marshalls – 4.9 mi

Coffee

- Starbucks – 3.2 mi
- Goat kick Coffee – 6.7 mi
- Rooted Coffeehouse – 5.6 mi

Green Spaces

- Patriots Park – 3.2 mi
- Evans Towne Center – 6.6 mi

Restaurants

- Takosushi Evans – 4.7 mi
- LongHorn Steakhouse – 2.5 mi
- La Cocina Del Rey – 2.4 mi
- Chick-Fil-A – 3.2 mi
- Frog & the Hen – 8.0
- Doc's Porchside – 2.5 mi



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