



THIS IS THE LIFE YOU'VE BEEN WAITING FOR.

The Ideal Blend of Luxury and Leisure

WELCOME HOME TO RUISSEAU

French for “stream,” Windsong Properties’ Ruisseau calls to mind images of a charming French village. Gently nestled around Rubes Creek, it coexists peacefully with the natural world – creating a delightful parklike experience with the city of Woodstock.



The Park at City Center



With an intentional focus on picturesque landscaping, tranquil green spaces abound – from Ruisseau’s central meadow to its pocket park.



Woodstock is home to great trails throughout the surrounding area via the Greenprints Trail System.

A Celebration of the Lifestyle You Love

Ruisseau is a unique creation in the making – another shining example of Windsong’s dedication to creating inspirational communities to enhance your quality of life. Poised along sidewalk lined, lushly landscaped streetscapes, spacious master-on-main two-story townhomes prove an ideal fit for today’s active homeowners.

The same holds true for single-family homes, where entertainment-friendly kitchens and open interior concepts are complemented by spacious and serene designs. With the ideal blend of luxury and leisure your new 2,500 square foot home in Ruisseau will embody everything that’s important to you.

Designed with an interplay of alley-fed townhomes and single-family homes, timeless Old World-themed facades offer a blend of natural materials – from brick and stone to timber and board-and-batten accents.



With only 27 townhomes and 19 single-family homesites from which to choose, homes in Ruisseau are expected to go quickly.



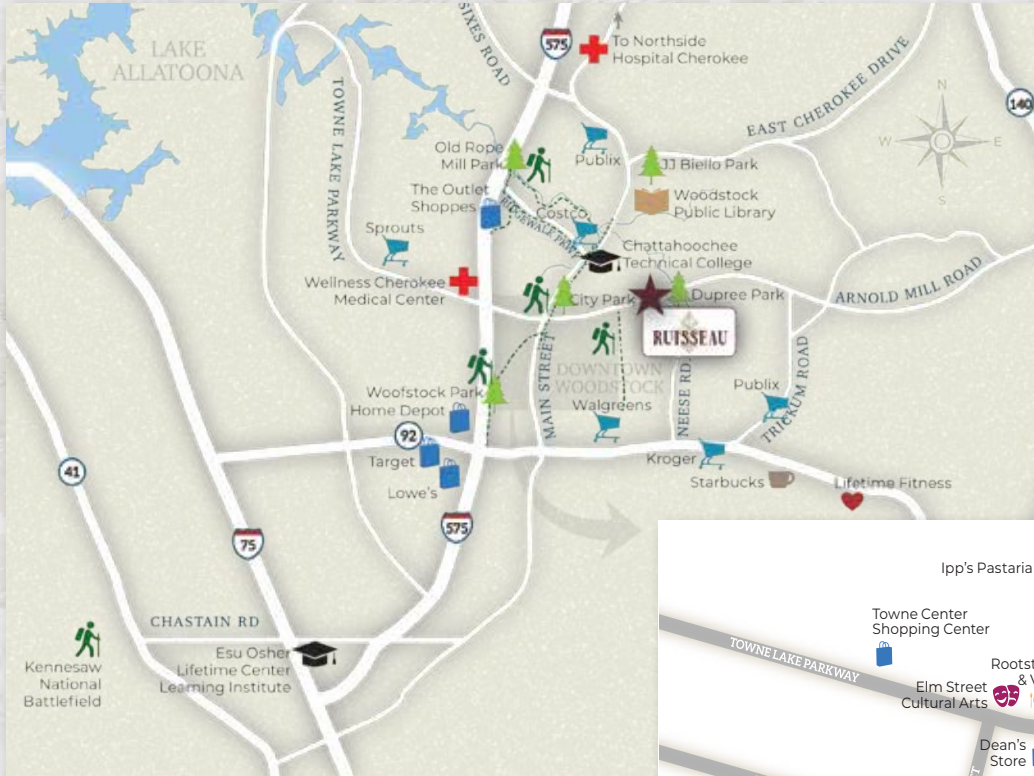
An Exclusive Opportunity

Homeowners can enjoy leisurely strolls to Ruisseau's outdoor living space. Showcasing a pavilion, firepit, grill and seating, it serves as an inviting gathering spot to meet friends for an impromptu picnic, sip on cocktails by firelight or simply sit and delight in the unexpected sounds of nature.

If you desire a more vibrant social scene, the charming boutiques, eateries, events, and colorful spirit of Downtown Woodstock are just one mile away!

Set in one of Metro Atlanta's hottest markets, Ruisseau's exceptional blend of luxury and leisure will undoubtedly inspire the most discerning homebuyers. We hope to count you among them!

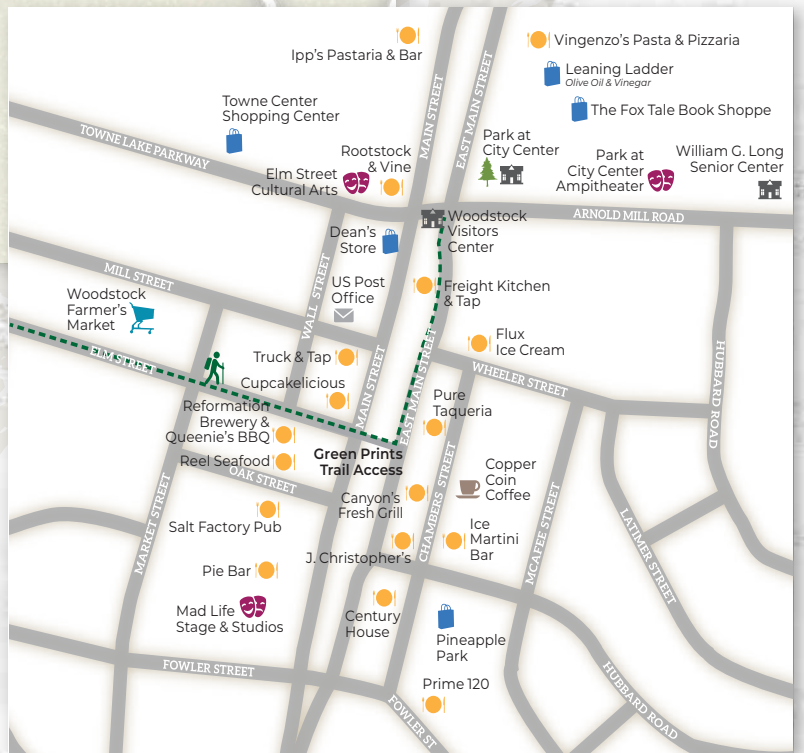
AT THE HEART OF WOODSTOCK

















Less than a mile away, Downtown Woodstock is a walkable destination for shopping, dining, nightlife, entertainment and events.



Discover why both Niche.com and Money.com declared Woodstock as one of the best places to live!



- 
Dining & Bars
- 
Grocery & Markets
- 
Coffee Shops
- 
Parks & Recreation
- 
Higher Education
- 
Shopping
- 
Walking & Hiking
- 
Post Office
- 
Cultural Art Centers
- 
Health & Wellness
- 
Medical
- 
Library
- 
Community Center
- 
Green Prints Trail

RUISSEAU

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BUILDER STORY

Since 2003, Windsong Properties has set the Standard of Excellence for Active Adult Living in North Atlanta. The company was founded upon the idea that the transition from family home to empty nest should be an enjoyable and exciting experience focused on improving one's Quality of Life. Windsong founders Mark Carruth and Steve Romeyn share more than four decades of building experience and a personal understanding of the unique needs and desires of the active adult homebuyer. They have guided and satisfied hundreds of empty nesters as they have transitioned from a "family raising" stage of life to an "active adult" lifestyle in Windsong's neighborhoods. Come experience how inspired design, thoughtful architecture, enriching amenities, and vibrant people can enhance your active adult lifestyle.

Incorporating innovative designs and materials, Windsong Properties offers our homebuyers the flexibility not available from larger companies. Its commitment to excellence has been recognized both by homeowners and building industry peers, earning Excellence in Customer Satisfaction Awards for nine years, the Builder of Choice Award, the Lee Evans Award for Management Excellence, as well as multiple Obie Awards from the Greater Atlanta Home Builders Association and NAHB Best of 55+ Housing Awards.

Our communities offer a variety of low-maintenance, easy living homes featuring spacious open floorplans, accessible main level living, flexible space, accessibility features, and bonus rooms. Enjoy plenty of natural light and views of your private outdoor living space, inviting you to entertain with neighbors or simply enjoy being at home.



Rev. 4.1.23

QUALITY OF LIFE | INSPIRED DESIGN | LUXURY LIVING



HOMEBUILDING PROCESS



- 1** New Construction Sales Contract with detailed Pricing Addendum
- 2** One-stop Design Selection Consultation at our Windsong Design Center
- 3** Pre-Construction Meeting with the Project Manager and Sales Consultant
- 4** Mechanical Review Prior to Drywall
- 5** Quality Check by Windsong Inspector
- 6** Buyer Orientation *(2 days prior to closing)*
- 7** Buyer Acceptance *(day of closing)*
- 8** Home Closing
- 9** Post-closing 45 Day Warranty Review
- 10** Post-closing 11 Month Warranty Review
- 11** Guild Quality Satisfaction Surveys *(3 Post-Closing Surveys)*



Rev. 4.1.23

QUALITY OF LIFE | INSPIRED DESIGN | LUXURY LIVING





STRUCTURAL & DESIGN OPTIONS

Here are some of the major Structural Options that Windsong Properties offers:

- Stone or Brick Elevation Accent and Front Porch*
- Roof over Patio*
- Screened Covered Patio*
- Sunroom*
- Bay Window*
- Finished Bonus Room*
- Half or Full Bathroom in Bonus Room*
- Tile Patio
- Skylight
- Interior French Doors
- Interior Double Hung Doors
- Tech Shield Radiant Roof Barrier
- Spider Insulation
- Spray Foam Insulation*
- Cultured Stone Floor-Ceiling Fireplace Surround*
- Painted Built-in Bookcases
- Designer Kitchen
- Courtyard Packages

Windsong Properties offers our Homebuyers numerous design options. You will make all your final design selections at our Design Center.

* Denotes option that is plan or lot dependent 2.22.23



QUALITY OF LIFE | INSPIRED DESIGN | ACTIVE ADULT LIVING





YOUR DREAMS REALIZED...

A lifetime of experiences, evolving tastes and enthusiasm for each new chapter brought you here. As you embark on the next exciting chapter and create a backdrop for all the beautiful memories yet to be made, you want to partner with a seasoned homebuilder that shares your enthusiasm for the future and specializes in homes and communities artfully crafted for your lifestyle. You'll find that... and so much more... with Windsong.

Purpose Drives Us

In 2003, Windsong Properties was founded by two local builders with a shared vision and a singular purpose: to improve the quality of life of Active Adults. With roots deep in the Metro Atlanta area, we have expanded that mission today by building homes with innovative floorplans that combine luxury, value, and the quality we are known for.

“*This home, this community, the process of building a new home, the location, and the lifestyle were just what we were searching for!*”

- Bob & Kathy B.



People Are Our Passion

We not only build homes and communities, we build relationships, too. Our team takes the time to get to know you so we can successfully plan and build a home that meets your needs today as well as in the future.

“ We felt confident that Windsong would build us the perfect home as the whole team displayed a genuine concern for our happiness and have since done everything in their power to make this a great experience. ”

- Virgil & Kay H.

Professionalism And Expertise Matter

As a Certified Professional Home Builder with the Greater Atlanta Home Builders Association, Windsong is committed to bringing the highest levels of construction expertise, service, and customer satisfaction to every home we build. You want the best your money can buy and at Windsong, we deliver both the value and quality you can trust.

“ From the very beginning, we felt confident that we were in good hands with the Windsong team of professionals to build us a quality home. ”

- Rick & Sue J.

Plan And Product Innovation Inspired By You

Our award-winning designs have been inspired by over 20 years of feedback from happy homeowners. As a result, every home we build incorporates quality, low maintenance materials, open floorplans, abundant natural light, storage galore, and outdoor living areas. Plus, our full-service Design Center allows you to personalize your home to perfectly reflect your taste and lifestyle.

“ You can feel the quality when you are inside. I appreciate all the included details and the smart space planning. ”

- Carol K.



Planning And Design Create Peace Of Mind

Choosing a home with features that suit your current needs as well as your future ones, enables you to live safely, independently, and comfortably in your home for years to come. At Windsong, every home includes an abundance of Universal Design features and options that not only make life comfortable but provide a quality of life everyone deserves.

“After learning of the other Windsong features like wider doors and hallways, plenty of natural light, and a built-in seat in the owner’s shower we were sold.”

- Mike & Melinda A.

Promises You Can Count On

We take care to ensure every homebuyer has an exceptional experience. That promise does not end when you move into your new home. Our in-house warranty team has partnered with Quality Builders Warranty, providing a 10-Year structural warranty, and continues the Windsong tradition of excellent customer service.

“We have been impressed with their customer service; they always have time for you, even after the closing.”

- Bob B.

Places To Play, Relax, And Thrive

A clubhouse is the heart of every community and central to its success. Building lifelong friendships is easy in our designer clubhouses and community amenity areas, where homeowner-planned events and activities bring neighbors together.

“I am having the time of my life. Fun is on the docket every day and we couldn’t be happier. Thank you, Windsong!”

- Cynthia L.

RUISSEAU



RUISSEAU TOWNHOMES HOMEOWNER'S ASSOCIATION PROVIDES:

- Neighborhood amenity areas including outdoor pavilion with grilling area and firepit.
- Pocket park with bocce ball court.
- Professional lawn and common area landscape irrigation.
- Wide sidewalks throughout the community.
- Townhome exterior maintenance - roof, gutters, siding, and paint.
- Yearly termite bond with quarterly inspections.
- Weekly curbside trash and recycling pickup.
- Common area lighting and insurance.
- Professional landscape & maintenance of front, rear yards and all common areas including: mowing, edging, fertilizing, weeding, pinestraw and flowers in select areas.

\$1500 Initiation & \$255 Monthly Fee

HOMES & TOWNHOMES FROM THE \$600s

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\$1500 Initiation & \$225 Monthly Fee

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SINGLE FAMILY HOMES INCLUDED FEATURES

EXTERIOR FEATURES

- Elegant Traditional & Craftsman Elevations with Brick Accents (per plan)
- Architecturally Controlled Exterior Color Schemes
- Private Patio or Courtyard Retreat w/ Broom Finished Concrete Patio & Pine Straw
- Low Maintenance Aluminum Fencing & Gates
- Garage Completed with Drywall, Paint and Trim
- Limited Lifetime Warranted Fiberglass Architectural Shingles
- Low Maintenance Steel Insulated Garage Door with 1/2 HP Belt Drive Garage Door Opener & 2 Remotes
- Low Maintenance, Seamless Pre-Finished Painted Aluminum Gutters & Downspouts per Color Scheme
- Professionally Landscaped and Irrigated Front & Rear Yard
- 2 Exterior Hose Bibs (per plan)
- 3 Exterior GFCI Outlets (per plan)
- Reinforced Concrete Slab-On-Grade Foundation
- Pest
- Termite Bait System
- Aluminum Half Screens for Ventilation (not on front)
- SuperPaint Exterior Paint

INTERIOR DESIGN FEATURES

- 10' Smooth Finished Ceilings
- 7" Base Molding Throughout
- 36"/42" (per plan) Direct Vent Fireplace w/ Gas Logs, Marble Surround, Mantle & Wall Switch
- 3" Engineered Wood Plank Flooring in Foyer, Great Room, Dining Room, Kitchen and Half Bath
- Designer Carpet in Various Color Selections
- Brushed Nickel Lever Door Hardware
- Continuous Slide Vented Shelving in Owner's Suite
- Multimedia Pre-Wired in Great Room, Owner's Suite, Bonus & Covered Patio/Porch (per plan)
- Ceiling Fan in Great Room & Owner's Suite
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Step Free Access & Wide Doorways
- Laundry Base Cabinet w/ Granite Countertop (per plan)

HOMES & TOWNHOMES FROM THE \$600s

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INCLUDED FEATURES

KITCHEN FEATURES

- Gourmet Kitchen w/ Island
- Stainless Steel Appliances
- Dishwasher, Gas Cooktop and Double Oven, Microwave Oven
- 1/3 HP Garbage Disposal
- 42" Recessed Panel Birch Cabinets w/ Crown Molding and Light Rail
- Granite Countertops Group A
- Designer Tile Backsplash
- Stainless Steel Double Bowl Sink w/ Pull-Out Faucet
- Recessed Ceiling Lighting (per plan)
- Oversized Pantry w/ Tight Mesh Shelving
- Pendant Lighting Above Island

OWNER'S SUITE & BATHS

- Trey Ceiling in Owner's Suite
- Oversized Walk-In Closet in Owner's Suite
- Tile Shower w/ Bench Seat, Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Nickel Framed Shower Door in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath, 2nd Bath & Laundry
- Birch Recessed Panel Vanity Cabinets w/ HIMACS Solid Surface Countertops
- Raised-Height Vanities (all baths)
- 4" Spread Brushed Nickel Faucets (all baths)
- Raised, Elongated Toilet (all baths)
- Tub w/ Tile Wall Surround (2nd bath)

ENERGY SAVERS

- Fiberglass Insulation (R-38 Ceiling, R-13 Walls)
- 80% AFUE Gas Heating & 14 SEER AC
- Digital, Programmable Thermostats
- Double Pane Vinyl Low E Glass Windows
- 50 Gallon Gas Water Heater
- LED Lighting
- Insulated Garage Doors
- Vented Soffits & Ridge Vent

QUALITY ASSURANCE

- Homebuyer Quality Review Prior to Drywall
- Homebuyer Quality Orientation at Certificate of Occupancy
- 100% Complete Home Acceptance, Day of Closing
- 45 Day Warranty Walk-Through
- 11 Month Warranty Walk-Through
- Windsong Homeowner Handbook
- 10-Year Structural Limited Warranty by Quality Builders Warranty
- Termite Warranty - Repair & Treatment

UNIVERSAL DESIGN

- Plenty of Natural Light Throughout
- Wide Hallways & Doorways for Accessibility
- Low-Profile Curb & Bench Seat in Shower
- Blocking behind Shower Walls for Future Needs
- Lever Door Handles & Rocker Light Switches
- Smooth Rounded Corners When Possible
- Raised Height Vanities

HOMES & TOWNHOMES FROM THE \$600s

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TOWNHOMES INCLUDED FEATURES

EXTERIOR FEATURES

- Elegant Traditional & Craftsman Elevations with Brick Accents (per plan)
- Architecturally Controlled Exterior Color Schemes
- Garage Completed with Drywall, Paint and Trim
- Limited Lifetime Warranted Fiberglass Architectural Shingles
- Low Maintenance Steel Insulated Garage Door with 1/2 HP Belt Drive Garage Door Opener & 2 Remotes
- Low Maintenance, Seamless Pre-Finished Painted Aluminum Gutters & Downspouts per Color Scheme
- Professionally Landscaped and Irrigated Front & Rear Yard
- 2 Hose Bibs (per plan)
- 2 Exterior GFCI Outlets (per plan)
- Reinforced Concrete Slab-On-Grade Foundation
- Pest Control Tubes
- Termite Bait System
- Aluminum Half Screens for Ventilation (not on front)
- SuperPaint Exterior Paint

INTERIOR DESIGN FEATURES

- 10' Smooth Finished Ceilings
- 7" Base Molding Throughout
- 3" Engineered Wood Plank Flooring in Foyer, Great Room, Dining Room, Office, Kitchen & Half Bath

- Designer Carpet in Various Color Selections
- Brushed Nickel Lever Door Hardware
- Continuous Slide Vented Shelving in Owner's Suite
- Multimedia Pre-Wired in Great Room, Owner's Suite, Office, Bonus (per plan)
- Ceiling Fan in Great Room, Owner's Suite and Covered Patio/Porch
- Glass Door to Study
- Designer Lighting Package
- Smoke/Carbon Monoxide Detectors
- Fire Sprinkler System

KITCHEN FEATURES

- Gourmet Kitchen w/ Island
- Stainless Steel Appliances
- Dishwasher, Gas Cooktop, Double Oven and Microwave Oven
- 1/3 HP Garbage Disposal
- 42" Recessed Panel Birch Cabinets w/ Crown Molding and Light Rail
- Granite Countertops Group A
- Designer Tile Backsplash
- Stainless Steel Double Bowl Sink w/ Pull-Out Faucet
- Recessed Ceiling Lighting (per plan)
- Oversized Pantry w/ Tight Mesh Shelving
- Pendant Lighting Above Island

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• OWNER'S SUITE & BATHS

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- Oversized Walk-In Closet in Owner's Suite
- Tile Shower w/ Bench Seat, Low-Profile Curb & Shampoo Niche in Owner's Bath
- 80" Brushed Nickel Framed Shower Door in Owner's Bath
- Designer Ceramic Tile Floors in Owner's Bath,
- 2nd Bath & Laundry
- Birch Recessed Panel Vanity Cabinets w/ HIMACS Solid Surface Countertops (all baths)
- Raised-Height Vanities (all baths)
- 4" Spread Brushed Nickel Faucets (all baths)
- Raised, Elongated Toilet (all baths)
- Tub w/ Tile Wall Surround (2nd bath)

• ENERGY SAVERS

- Fiberglass Insulation (R-38 Ceiling, R-13 Walls)
- 80% AFUE Gas Heating & 14 SEER AC
- Digital, Programmable Thermostats
- Double Pane Vinyl Low E Glass Windows
- 50 Gallon Gas Water Heater
- LED Lighting
- Insulated Garage Doors
- Vented Soffits & Ridge Vent

• QUALITY ASSURANCE

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- 11 Month Warranty Walk-Through
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- Termite Warranty - Repair & Treatment

• UNIVERSAL DESIGN

- Wide Hallways & Doorways for Accessibility
- Low-Profile Curb & Bench Seat in Shower
- Blocking behind Shower Walls for Future Needs
- Lever Door Handles & Rocker Light Switches
- Smooth Rounded Corners When Possible
- Raised Height Vanities

HOMES & TOWNHOMES FROM THE \$600s

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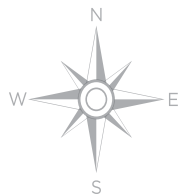
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- TOWNHOMES
- SINGLE FAMILY HOMES
- AVAILABLE HOMESITE
- COMING SOON HOME
- AVAILABLE HOME
- RESERVED
- UNDER CONTRACT
- SOLD
- SALES OFFICE & MODEL



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