



**WELCOME TO VERANDA PARK, MADISON'S NEW IN-TOWN COMMUNITY CONVENIENTLY LOCATED FIVE MINUTES FROM THE MADISON TOWN SQUARE AND SITUATED ON 70 ACRES WITHIN THE MADISON CITY LIMITS. VERANDA PARK IS COMMITTED TO UPHOLDING AND HONORING MADISON'S HISTORIC CHARACTER AND STYLE. PLANNED AMENITIES INCLUDE 25 ACRES OF GREENSPACE, 6 PARKS, 2 PONDS, FISHING PIER, GAZEBO, WALKING TRAILS, PICNIC AREA AND COMMUNITY POOL. COME JOIN WITH US FOR THE LIFESTYLE YOU'VE DREAMED ABOUT, AND THE ONE YOU WILL NEVER FORGET.**

**LOT A3 HOME FEATURES INCLUDE**

**MASTER SUITE ON MAIN WITH LARGE WALK IN CLOSET AND LUXURIOUS MASTER BATH INCLUDING DUAL SHOWER HEADS**

**SECOND BEDROOM ON MAIN**

**GREAT ROOM GAS LOGS FIREPLACE**

**EXPANSIVE LARGE WINDOWS IN SPACIOUS DINING ROOM**

**UPGRADED DELUXE WOOD KITCHEN CABINETRY**

**GRANITE COUNTER TOPS THROUGHOUT**

**SPACIOUS OPEN FLOOR PLAN ON MAIN AND THROUGHOUT HOUSE**

**LARGE OVERSIZED TILED LAUNDRY ROOM WITH ENTRANCES FROM GARAGE AS WELL AS DRIVEWAY SIDE OF HOUSE**

**FIVE INCH OAK PLANK FLOORS**

**TEN FOOT TALL CEILINGS THROUGHOUT MAIN FLOOR**

**APPROVED NATIONAL ENERGY STAR QUALITY CONSTRUCTED HOME AND NEIGHBORHOOD**

**LOT A3 HOME FEATURES INCLUDE-PAGE 2**

**HIGHEST PREMIER RATING EFFICIENCY SPRAYED FOAM INSULATION PACKAGE**

**PURON HEATING AND AIR CONDITIONING PACKAGE INSTALLED IN AN ENCAPSULATED TEMPERATURE CONTROLLED ENVIRONMENT FOR MAXIMUM EFFICIENCY**

**HARDI PLANK SIDING**

**ARCHITECTURAL ASPHALT SHINGLE**

**DOUBLE HUNG TILT CLAD WINDOWS THROUGHOUT**

**TALL OVER SIZED EXTERIOR DOORS THROUGHOUT**

**LARGE STORAGE AREAS AND CLOSET SPACE ON SECOND FLOOR AND OVER GARAGE**

**FRONT PORCH AND REAR SCREENED PORCH**

**OVERSIZED ATTACHED 2 CAR GARAGE**

**INSTALLED EXTERIOR GAS LINE FOR OUTDOOR BBQ**

**HOT WATER SPIGOT ON DRIVEWAY SIDE OF HOUSE**

**POURED CONCRETE FOUNDATION WITH ANCHOR BOLT CONSTRUCTION**

**LANDSCAPED HOMESITE**

**PROFESSIONAL INTERIOR ENHANCEMENTS BY MADISON'S OWN "INSIDE DESIGNS"**

**CHANDLER CONSTRUCTION COMPANY**

**JAMES (JIM) PAP ROCKI'S CHANDLER CONSTRUCTION COMPANY HAS BEEN CUSTOM BUILDING QUALITY, DISTINCTIVE HOMES FOR OVER 30 YEARS. STARTING OUT IN CALIFORNIA IN 1975 AND RE-LOCATING TO THE LAKE OCONEE-TRI COUNTY AREA IN 1994.**

**JIM IS AN ACTIVE MEMBER OF THE NATIONAL ASSOCIATION OF HOMEBUILDERS AND HAS EARNED RECOGNITION AND REPUTATION FOR SKILLED CRAFTSMANSHIP AND STRONG COMMITMENT TO DETAIL AND CLIENT SATISFACTION THROUGHOUT THE BUILDING PROCESS. JIM IS A VERANDA PARK PROPERTY OWNER. YOU ARE INVITED TO VISIT HIS WEBSITE AT**

**"WWW.CHANDLERCONSTRUCTIONINC.COM"**