



MADISON HOMEBUILDERS

We Build On YOUR Lot



A message from Jeff Price

Thank you for your interest in Madison Homebuilders and the opportunity to present our information package on home ownership. We hope that you will take the time to read through the enclosed material and see who we are and what sets us apart from other builders.

Here is a brief summary:

- Own ownership and management team has over 100 years of homebuilding experience.
- We build your house on-site the old fashioned way, brick-by-brick and board-by-board.
- We are not a modular builder.
- We build on your property or on property that you would like to purchase.
- We build a complete home, from fosters to finish. When completed, your home is in move-in condition. There are no trades, like floor covering or painting, left for you to complete on your own.
- We have an average construction time of just under 8 months.
- We work with a number of nationally known lender who know us well. We can introduce them to you or we can work with your lender if you prefer.
- We can help arrange a land & home financing package if you are buying property or if you have an outstanding loan balance on your land.

No matter what type of situation you have, we are here to show you how to get into the home of your dreams. We can help you turn your property into a beautiful asset that you'll be proud to live in and own. And that's not all! Here are a few MAJOR differences between Madison Homebuilders and other builders:

**FROM CONTRACT TO KEYS, NO MONEY DOWN!
NO COSTLY CONSTRUCTION LOAN INTEREST!
WE PAY UP TO \$5,000 TOWARDS YOUR CLOSING COSTS!**

Thank you again for your interest in Madison Homebuilders and for the opportunity to earn your business. I look forward to speaking with you soon.

- *Jeff*

jeff@madisonhomebuilders.com

Office: 704-523-5151 Cell: 704-575-3922

2720 W. Arrowood Rd. Charlotte, NC 28273





Welcome to Madison Homebuilders. We are honored you are interested in starting your homebuilding journey with us.

Madison Homebuilders, founded in 1997, is a family owned On-Your-Lot Homebuilder with offices in North and South Carolina. With over 1,500 homes under our belt, we pride ourselves on building an affordable quality home for our customers. We build your way, on your lot.

At Madison Homebuilders we build with **No Construction Loan, No Down Payment, AND We Pay Up To \$5,000 Towards Your Closing Costs.** We've saved our customers thousands with our special offerings and would love to go to work for you!



WHAT'S INCLUDED

in our Home Plan Book:

- WHO WE ARE
- WHY BUILD WITH US
- MADISON SPECIFIC SAVINGS
- OUR HOMEBUILDING PROCESS
- MODIFYING OUR PLANS
- WHERE WE BUILD
- OUR STANDARD FEATURES
- UPGRADE OPTIONS
- WARRANTY INFORMATION
- + ALL OF OUR HOUSE PLANS IN DETAIL!





Why Build With Us?

Madison Homebuilders is not your ordinary on-your-lot home builder. With customizable floor plans and great financing options that help you stick to your budget, there are a few really big differences that set us apart from other home builders, and they all mean more money in your pocket.

***“From Contract to Keys,
No Money Down!”***

1. NO DOWN PAYMENTS FOR QUALIFIED LAND OWNERS!

Most builders require a hefty deposit when the contract is being signed- NOT Madison! Except for the \$500.00 application fee, we aren't paid until your house is finished!

2. NO CONSTRUCTION LOAN REQUIRED!

At Madison Homebuilders, we build your home on the strength of our company so there is no need to apply for a construction loan. We save you thousands in construction loan interest expense and you avoid the hassle of securing a construction loan.

3. WE PAY UP TO \$5,000 TOWARDS YOUR CLOSING COSTS!

Every Madison customer receives a \$5,000 Builder's Credit to be applied towards the customary closing costs on your mortgage loan. We even pay for the appraisal required to secure your mortgage loan financing.



Not to mention...



- We pay for your building permit.
- We pay for your initial loan appraisal.
- We pay for your on-site dumpster for trash removal.
- We offer well & septic at cost.
- We maintain a perfect rating with the Better Business Bureau.
- We provide a 10-year insured transferable structural warranty through 2-10 HBW.

We also include quality standard features

in all of our homes, such as :

- Granite kitchen and vanity counter-tops
- 9' slick ceilings
- Enhanced vinyl plank flooring in wet areas
- Brick foundations & stainless steel

4. CHOSE FROM OUR 20+ FLOOR PLANS!

We can build any of our house plans as is, or make minor modifications to suit your needs! With our staff of certified draftsmen, you don't have the expense of hiring an architect to draw your plans. It is just part of the great service we offer our clients!

5. SPECIAL SAVINGS FOR LOCAL HEROES!

As a way of saying "Thank You" to our Local Heroes, we offer \$1,000 in free options as special benefits for firefighters, teachers, health care professionals, law enforcement officers, and members of the military (active or retired).



SAVE THOUSANDS WHEN YOU BUILD WITH MADISON HOMEBUILDERS

This chart shows the typical out-of-pocket Construction Loan Costs and Closing Costs that most people must pay when using other builders:

Home Price:	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	<i>Madison Customers Pay</i>
Loan Commitment 1%	2,000	2,500	3,000	3,500	4,000	0
Appraisal	600	600	600	600	600	0
Credit Report	75	75	75	75	75	0
Lender Inspection Fees	425	425	425	425	425	0
Flood Certification Fee	35	35	35	35	35	0
Document Prep Fee	250	250	250	250	250	0
Construction Loan Commitment*	2,000	2,500	3,000	3,500	4,000	0
Title Search	275	275	275	275	275	0
Title Insurance Binder	600	600	600	600	600	0
Attorney's Fees	650	650	650	650	650	0
Recording Fee	60	60	60	60	60	0
State Tax/Stamps	57	71	86	86	86	0
Final As-Built Survey	500	500	500	500	500	0
Construction Loan Interest @ 7.50%**	6,105	7,631	9,158	10,684	12,210	0
	\$13,632	\$16,172	\$18,714	\$21,240	\$23,766	\$0

* Fees vary from 1%-1.5% of Loan Amount

**Based on a 240 day build

Remember, since Madison Homebuilders builds your home on the strength of our company,
you don't pay any Construction Loan Interest.

Plus, Madison pays for your up-front appraisal and contributes up to \$5,000 towards your Closing Costs!

IN ADDITION, MOST OF OUR CUSTOMERS BUILD WITH NO DOWN PAYMENT !



madisonhomebuilders.com

HOME OWNERSHIP IN 11 STEPS

1. First: you'll work directly with one of our Building Consultants to discuss floor plans and lot specifics, then work up pricing based on: lot preparations, home features, and water & sewer connection.
2. At the same time, we can introduce you to a mortgage lender to begin the loan pre-approval process.*
3. Next, you'll provide Madison Homebuilders with a copy of your deed, property survey, and a health permit or tap connections approval letter.
4. With loan pre-approval*, a completed contract & selections, Madison Homebuilders pays for your appraisal to obtain a loan commitment.*
5. With a loan commitment in hand, Madison Homebuilders will draw the plans for your home. Once completed, you will have the opportunity to review the plans and fine tune them until you give us final plan approval.
6. Once we receive final plan approval, we will have a lot meeting, where you'll confirm home placement, selections, driveway, and lot readiness with your Construction Supervisor.
7. After the lot meeting, Madison Homebuilders applies and pays for your building permit.
(Note: Premium fees may apply to some counties or municipalities. The customer is responsible for those fees.)
8. With building permit in hand, Madison Homebuilders begins construction on your new home.
9. About halfway through construction, our Closing Coordinator will reach out to you to begin the closing process. Nearing the completion of your Madison home, your Construction Supervisor will schedule a walk through with you as we wrap up construction.
10. Once we obtain the Certificate of Occupancy, we are in a position to close.
11. At Closing, you will sign off on your mortgage*, receive our closing & warranty package, and most importantly, get the keys to your new home! It's **move-in time!**



* Cash Contracts, which earn a 2% discount, can skip this step.



*Build YOUR Way,
On YOUR Lot!*



madisonhomebuilders.com

Many of our customers modify our plans to come up with the exact look and layout that fits their lifestyle and maximizes their home!

With our staff of certified draftsman, we can modify our plans to deliver a layout that is ideal for you and your family.



Where We Build

CHARLOTTE, NC
2720 W. Arrowood Rd.
Charlotte, NC 28273
704-523-5151

SERVING THESE COUNTIES:

Anson, NC	Mecklenburg, NC
Cabarrus, NC	Rowan, NC
Chester, SC	Stanly, NC
Chesterfield, NC	Union, NC
Cleveland, NC	York, SC
Gaston, NC	
Lancaster, SC	

COLUMBIA, SC
2435 Fish Hatchery Rd. West
Columbia, SC 29172
803-936-1011

SERVING THESE COUNTIES:

Aiken, SC	Lee, SC
Berkeley, SC	Lexington, SC
Calhoun, SC	Newberry, SC
Darlington, SC	Orangeburg, SC
Dorchester, SC	Richland, SC
Edgefield, SC	Saluda, SC
Fairfield, SC	Sumter, SC
Kershaw, SC	

CONOVER, NC
I-40 Bus. Park, Suite F-105
301 10th St. NW
Conover, NC 28613
828-464-8870

SERVING THESE COUNTIES:

Alexander, NC	Iredell, NC
Burke, NC	Lincoln, NC
Caldwell, NC	Rutherford, NC*
Catawba, NC	(Easy of HWY. 221)
Davies, NC	Wilkes, NC

**Denotes partial counties.*

GREENVILLE, SC
Miller Road Center, Suite I
1325 Miller Rd.
Greenville, SC 29607
864-329-8677

SERVING THESE COUNTIES:

Abbeville, SC.	Oconee, SC*
Anderson, SC	(East of HWY. 11)
Greenville, SC	Pickens, SC
Greenwood, SC	Spartanburg, SC
Laurens, SC	Union, SC

**Denotes partial counties.*



Our Standard Features

Madison Homebuilders builds a COMPLETE house. On the next couple of pages you will find our standard features and building methods included in the base pricing for our model homes. In addition to these features, every home is backed by a ten-year, insured, structural warranty.



What's Included

FOUNDATION

- 8" deep poured concrete footings
- 8 x 8 x 16 concrete block piers with continuous brick curtain wall
- 8 x 16 foundation vents
- Vapor barrier in crawl space

FLOOR SYSTEM

- 2 x 10 floor joists or engineered floor joists/trusses
- AdvanTech 3/4" tongue and groove floor decking - glued & nailed

EXTERIOR WALLS

- 2 x 4 studs, 16" OC
- 7/16" OSB Sheathing on exterior walls

INTERIOR WALLS

- 2 x 4 studs, 16" OC throughout home
- Standard ceiling height of 9' on first floor
(raised, tray & cathedral ceilings available with an extra charge)

ROOF SYSTEM

- Engineered truss roof system
- 7/16" OSB roof sheathing
- Synthetic roofing underlayment
- Certaineed LandMark architectural shingles in a variety of colors
- Ridge vents and/or gable vents per plan for continuous ventilation
- Gutters and downspouts

PLUMBING

- CPVC pipe or PEX water lines with PVC drain lines
- 50 gallon, quick recovery, energy efficient, electric hot water heater
- Kohler stainless steel kitchen sink
- Delta faucets
- Molded fiberglass tubs and showers (ceramic tile available with an extra charge)
- Shower doors installed in all fiberglass shower stalls
- Pedestal sinks in powder rooms
- Elongated toilets in all bathrooms
- Washer/dryer hook-ups vented outside
- 2 exterior water spigots

INSULATION

- R-38, blown fiberglass ceiling insulation
- R-15 fiberglass wall insulation
- R-19, fiberglass floor insulation
- Caulking to prevent air flow leaks
- House wrap

HEAT & AIR

- Energy efficient electric heat pump
- Programmable thermostat
- Insulated air duct system



WIRING

- All copper wiring except service cable and 220 volt cable
- 200 amp service with circuit breakers
- 2 GFI outside electric outlets
- Switched attic light and crawl space light
- Switched lights in all walk-in closets
- Front doorbell
- Progress Lighting light fixture package with a variety of styles and finishes
- Up to 4 cable and/or telephone jacks
- Ceiling Fan included in the Family Room
- Owner's Bedroom comes standard with 4 puck lights and a Ceiling Fan
- Recessed or "flush" kitchen lights

EXTERIOR FINISH

- Smooth (Paintgrade) fiberglass, insulated Front Doors
- Smooth (Paintgrade) fiberglass insulated Side & Rear Doors
- Steel, insulated Side & Rear Doors
- Deadbolt security locks
- Vinyl siding
- Single hung vinyl windows
- Screens are included over operable windows
- Vinyl porch rails at front porch only
- Vinyl soffits
- Vinyl Shutters on front elevation per plan
- All decks and porches built with pressure treated lumber

INTERIOR FINISH

- A variety of Marsh Cabinet and Vanity styles and finishes
- Crown moulding included on all kitchen cabinets
- Granite countertops in kitchen and bathroom vanities
- Slick finish sheetrock ceilings
- 1/2" sheetrock walls, screwed and nailed, taped and sanded with two coats of latex paint
- Colonial style trim with two coats of semi-gloss paint
- 5 1/4" base board throughout house
- Picture framed windows
- Mirrors in bathrooms and powder rooms
- Wall-to-wall Shaw Carpeting with padding - a variety of carpet color choices
- Enhanced Vinyl Plank Flooring (EVP) in wet areas
- Kwikset door knobs in a variety of styles and finishes
- Sherwin Williams paint in a variety of colors

APPLIANCES

- Frigidaire stainless steel appliance package (range, dishwasher and range hood)

GARAGES (When applicable)

- Sheetrocked walls & ceilings
- Includes 16' or 8' garage door as shown on plan
- Includes 1 garage door opener with 2 remotes

Note: Brands, models, and features may be substituted with those of equal or similar value based on availability



Upgrade Options

You just read about our standard features, but we do offer tons of options where you can upgrade certain features of your home!

Those include the following:

Basements*
Garages
Exterior Lighting
Windows
Exterior Doors
Fireplaces
Siding/ Gables/ Decks/ Porches
Shutters
Appliances
Cabinets/ Kitchen Islands/ Cabinet
Hardware Countertops/ Sinks
Interior Doors/ Trim
Door Hardware
Interior Lighting Packages
Ceiling Fans
Flooring
Ceramic Tile Shower
Kitchen Backsplashes
Faucets



WE BUILD PEACE OF MIND

All Madison Homebuilders' homes carry a 2-10 Home Buyers Warranty

Home Buyers Warranty Benefits Builders and Buyers

Home Buyers Warranty provides your home with insurance-backed limited warranty protection from frame to foundation, interior systems to exterior finish. When a builder displays the HBW symbol, you can buy with confidence.

Home Buyers Warranty is your limited assurance that certain aspects of your investment are protected. Depending on the type of coverage your builder selects, the warranty may provide one-year coverage for workmanship and materials, two-year coverage for portions of the plumbing, electrical and mechanical systems, and/or ten years of protection against qualified structural defects.

All coverage is subject to exclusions set forth in the warranty documents. Your builder will provide you with verification regarding the optional warranty programs.*

Our warranty is VA, FmHA and FHA accepted.

**The workmanship and systems coverage (1 and 2 year coverage) is required in New Jersey, and is optional in all other states.*

Established by Experts

Home Buyers Warranty was founded by professionals who know the business from the ground up. Each member of our management team has a combination of construction and warranty experience. We know how important a responsible warranty program is to the industry.



Solid Coverage

Home Buyers Warranty programs cover all types of residential units including single-family, town-homes, and condominiums.

The warranty provides ten years of insured protection against qualified catastrophic structural failures. In the event of a structural claim, a \$250 claim investigation fee is your responsibility. The warranty becomes effective at the time the home is first occupied or first title transfer, and remains in effect even if your home is sold or your builder is no longer in business.

The warranty can also include one-year coverage for defects in workmanship and materials, and two-year coverage for portions of plumbing, electrical, and mechanical systems. Under this portion of the warranty, a \$250 deductible is required from you should an insurance claim develop.

Backed By Insurance

You have the assurance and peace of mind of knowing the Home Buyers Warranty is fully backed by insurers.

Your Builder Provides This Warranty

The total cost of Home Buyers Warranty coverage is based on a percentage of the unit's sale price and is paid for by the builder.

What It Takes To Qualify

Home Buyers Warranty has established certain standards of qualification for those builders accepted into the program. Builders are further required to submit a complete application package and reviewed annually for financial stability. Our high standards benefit you, the home buyer.



A Good Relationship

Our warranty agreement specifies a provision for impartial arbitration through approved arbitration services, should a disagreement arise. Good relationships among all parties involved are our priority.

Home buyers have certain responsibilities, which are detailed clearly in our warranty booklet. Our representatives are available to clarify the responsibilities and to answer any questions you may have.



Watch The Video

For a more complete explanation of your Home Buyers Warranty, please view our video "WARRANTY TEAMWORK: YOU, YOUR BUILDER, AND HBW" starring Chad Everett.

Welcome to Home Buyers Warranty!



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THE CUMBERLAND



THE SYCAMORE



THE GRANVILLE



THE RYAN



THE MAYFIELD



THE MARION



THE CONCORD

**VIEW OUR
HOUSE PLANS**

— 20+ Homes —
FROM 1,398 TO 2,507 SQ. FT



farmhouse elevation



traditional elevation



craftsman elevation

THE ALBEMARLE

3



2.5



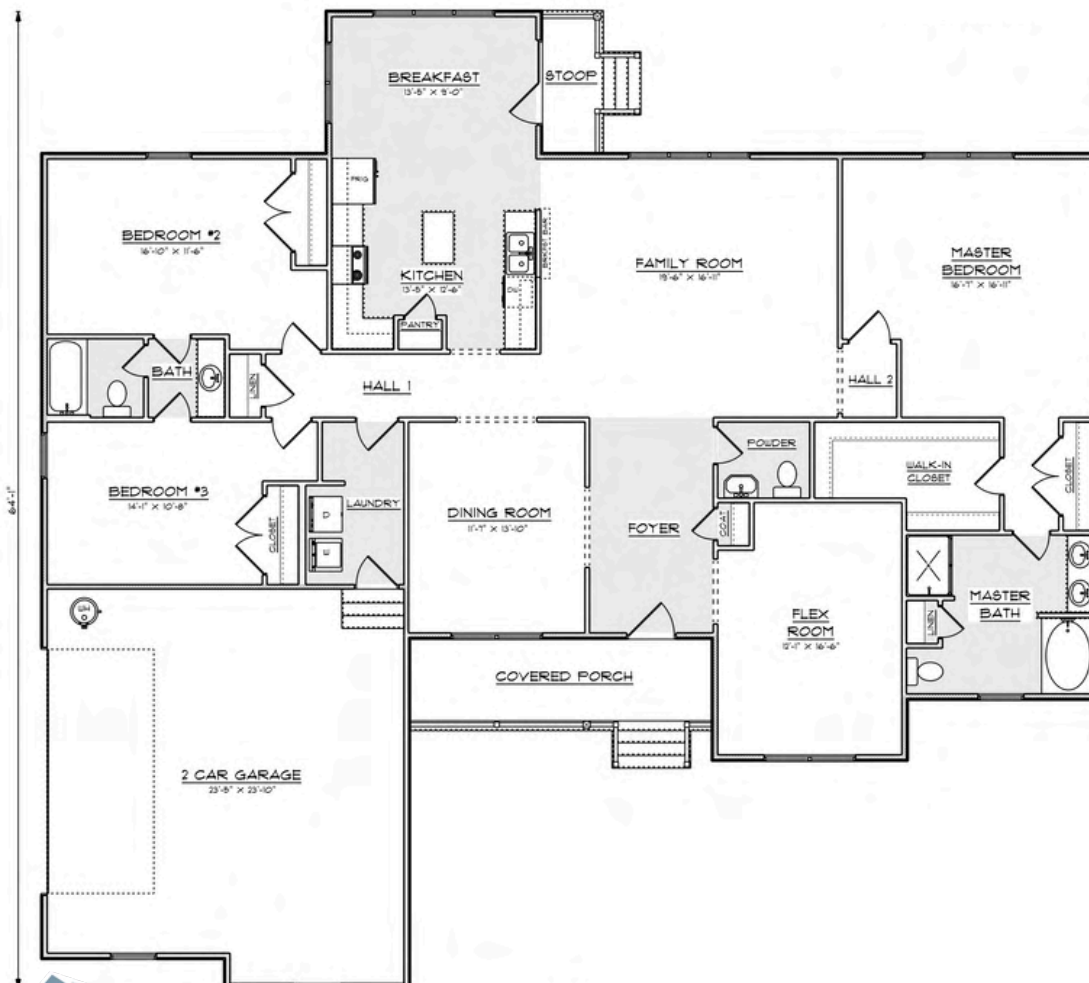
DETAILS:

Total: 2,403 Sq. Ft.

Porch: 120 Sq. Ft.

Garage: 603 Sq. Ft.

the photos on the left include optional upgrades



Optional Floor Plan Changes *Additional Charges May Apply*



Opt. Bedroom 4

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This sheet is for illustrative purposes only. All dimensions are approximate. Floor plans and standard features may vary according to alternate style selected and are subject to change without notice. Optional items indicated are available at additional cost.



MH-D03-18



farmhouse elevation



traditional elevation



craftsman elevation

THE CAMDEN

3



2

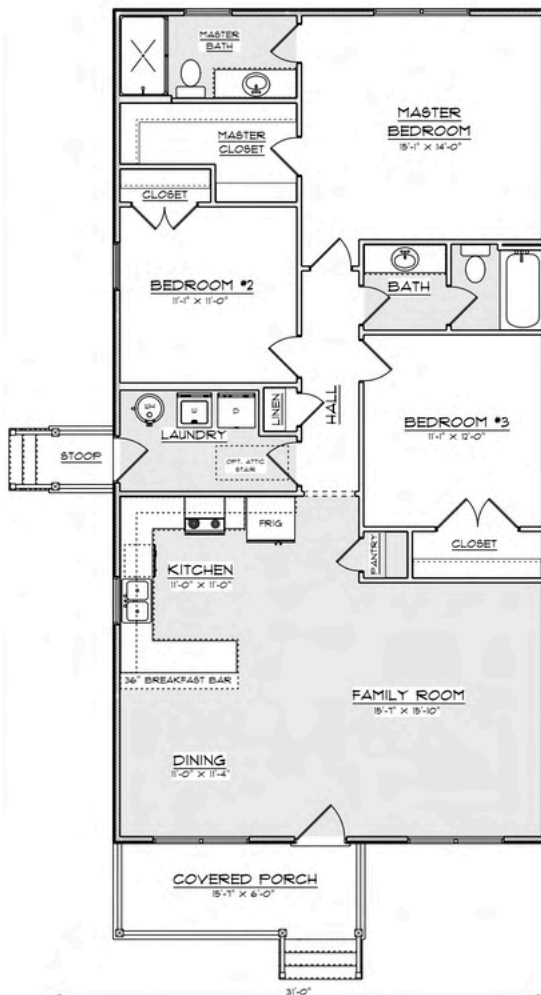


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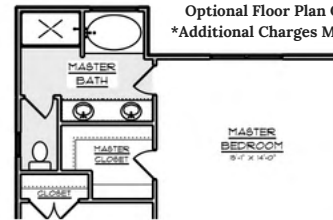
Total: 1,398 Sq. Ft.

Porch: 94 Sq. Ft.

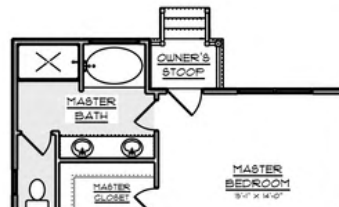
the photos on the left include optional upgrades



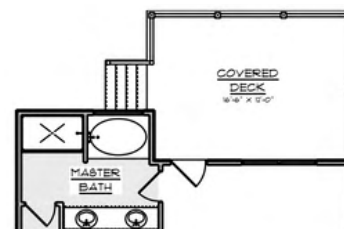
Optional Floor Plan Changes *Additional Charges May Apply*



Opt. Owner's Bath



Opt. Covered Rear Stoop



Opt. Covered Rear Porch

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MH-D03-18



"We just closed on our new home last week. It was an amazing experience from the first time we walked in to the Madison Office. We have never had any issues and it was flawless. We love our new home and are so happy that we chose Madison. I will definitely recommend them to anyone who asks."

-Lana S.

Alexander County, NC





THE CARLISLE

3-5



2.5-3.5



DETAILS:

Farmhouse Elevation Floor Plan-

Total Heated: 2,507 Sq. Ft

Main Floor: 1,272 Sq. Ft

2nd Floor: 1,235 Sq. Ft

Front Porch: 184 Sq. Ft.

Rear Deck: 144 Sq. Ft

Craftsman Elevation Floor Plan-

Total Heated: 2,507 Sq. Ft

Main Floor: 1,272 Sq. Ft

2nd Floor: 1,235 Sq. Ft

Front Porch: 79 Sq. Ft.

Rear Deck: 144 Sq. Ft.

Traditional Elevation Floor Plan-

Total Heated: 2,489 Sq. Ft

Main Floor: 1,254 Sq. Ft

2nd Floor: 1,235 Sq. Ft

Front Porch: 79 Sq. Ft

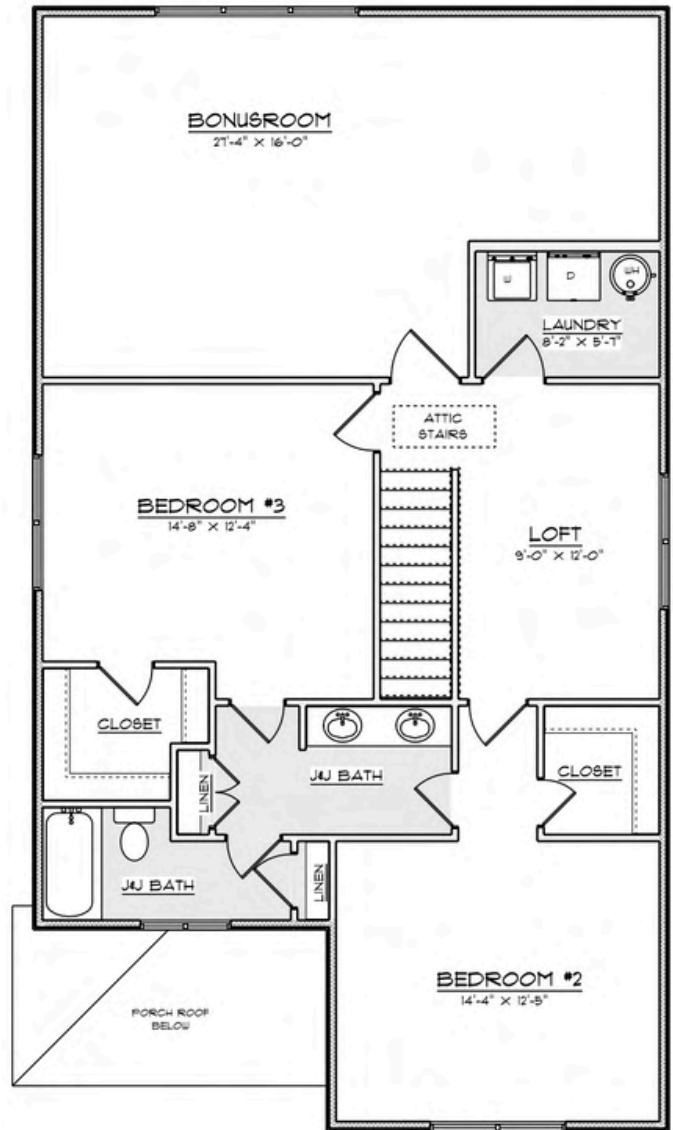
Rear Deck: 144 Sq. Ft



THE CARLISLE FLOOR PLAN



First Floor



Second Floor



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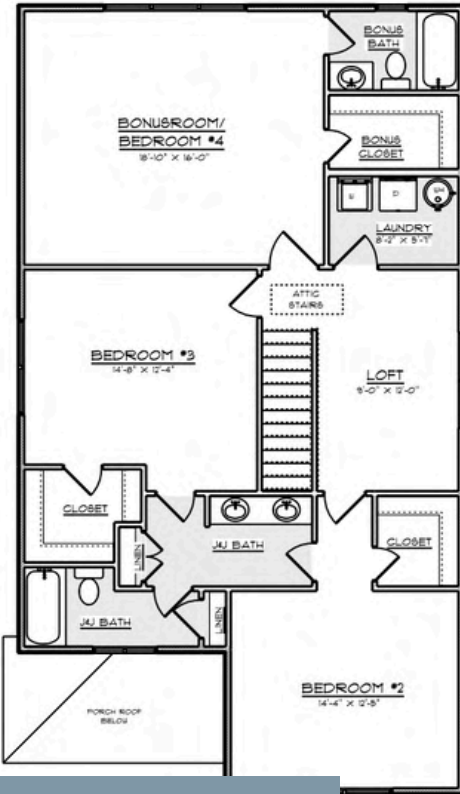


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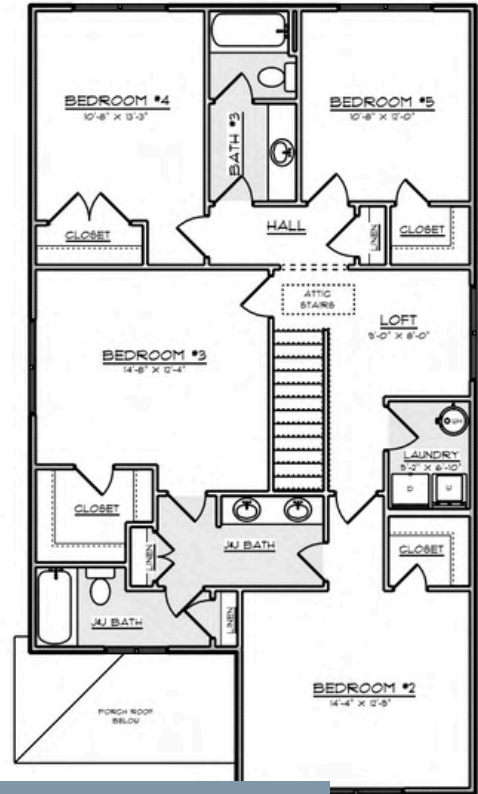
MH-D03-18



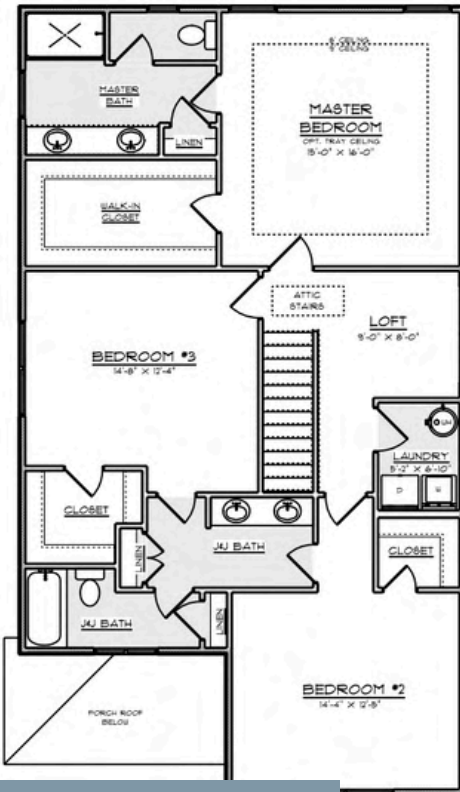
OPTIONAL SECOND FLOOR LAYOUTS



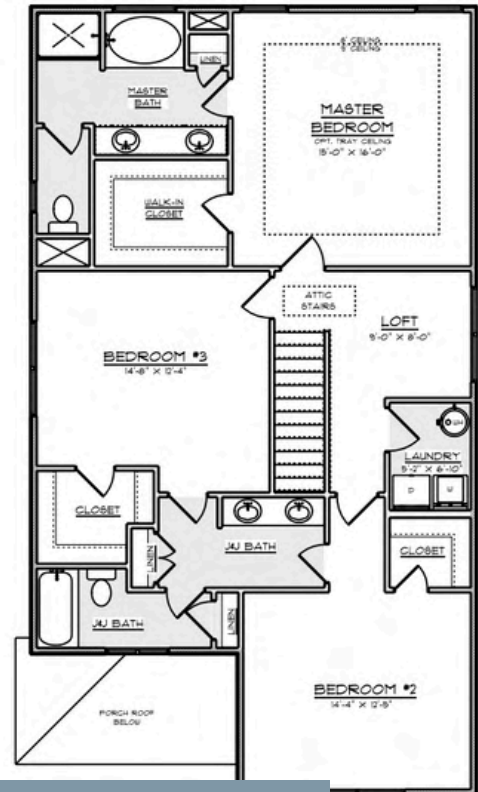
Bonus Room/Br 4 Opt



5 Bedroom Opt



Master Up Standard Bath



Master Up Large Bath

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MH-D03-18





farmhouse elevation



traditional elevation



craftsman elevation

THE CAROLINE

3



2



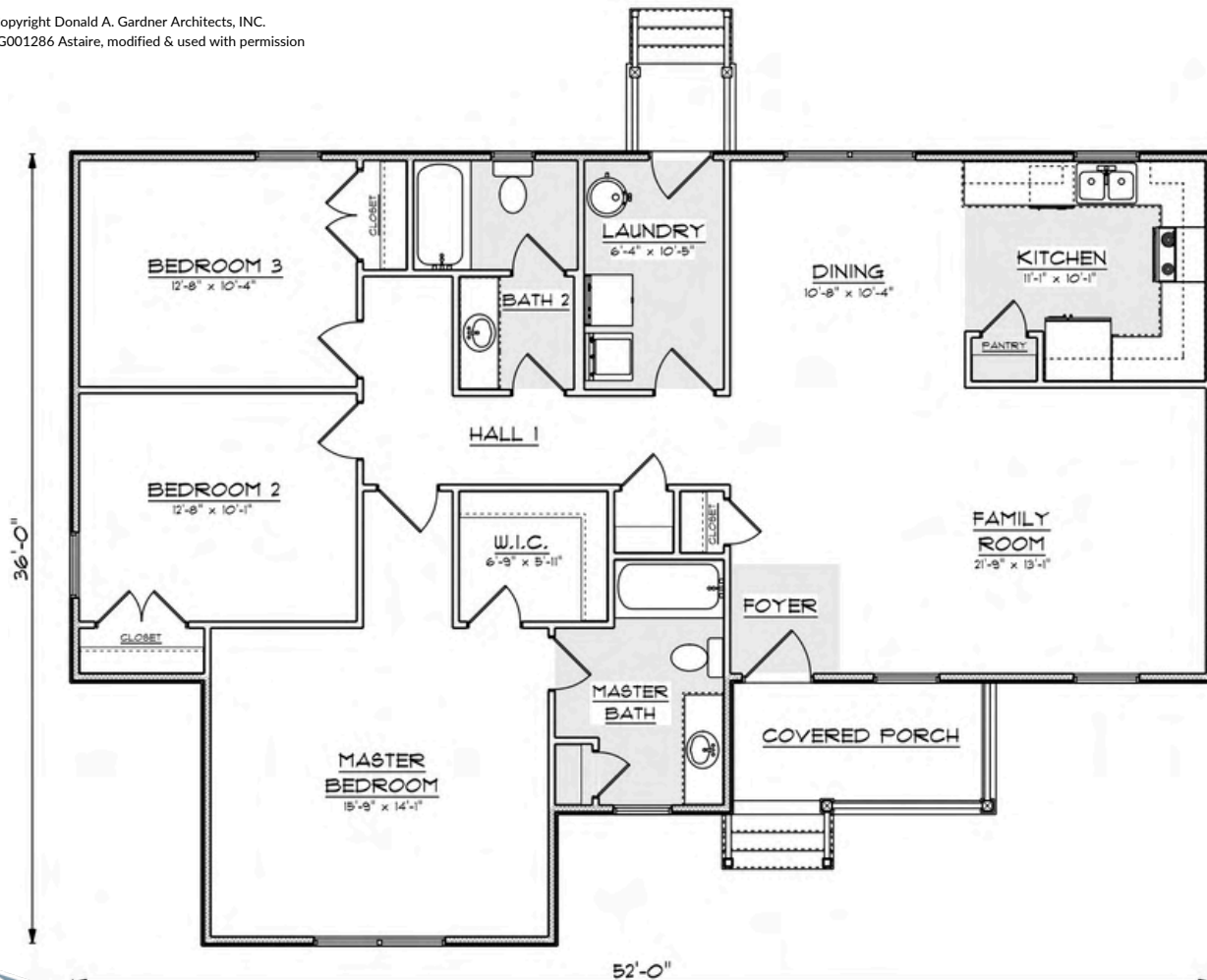
DETAILS:

Total: 1,488 Sq. Ft.

Porch: 72 Sq. Ft.

the photos on the left include optional upgrades

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MH-D03-18





farmhouse elevation



farmhouse w/ garage



craftsman elevation



craftsman w/ garage



traditional elevation



traditional w/ garage



THE CHESAPEAKE

DETAILS:

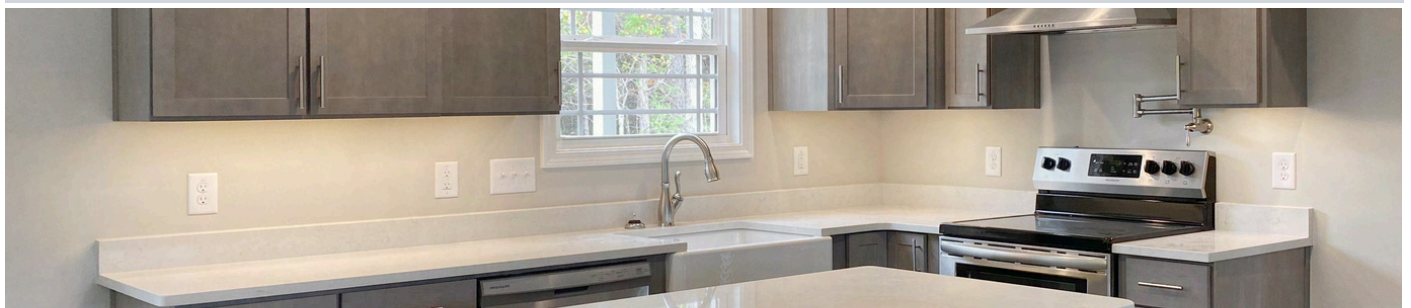
Porch: 240 Sq. Ft.

First Floor: 1120 Sq. Ft.

Second Floor: 920 Sq. Ft.

Total: 2040 Sq. Ft.

some renderings above include optional upgrades

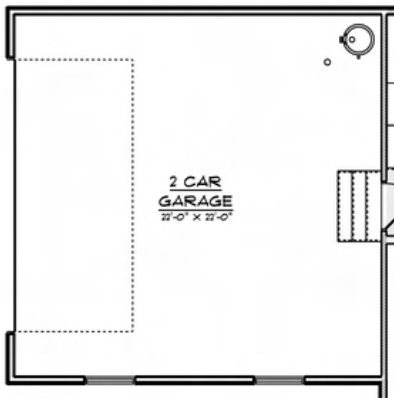


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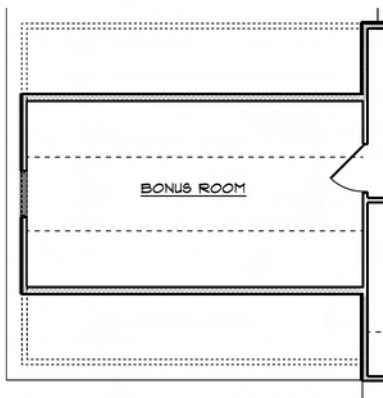
THE CHESAPEAKE FLOOR PLAN

First Floor

Additional Charges May Apply



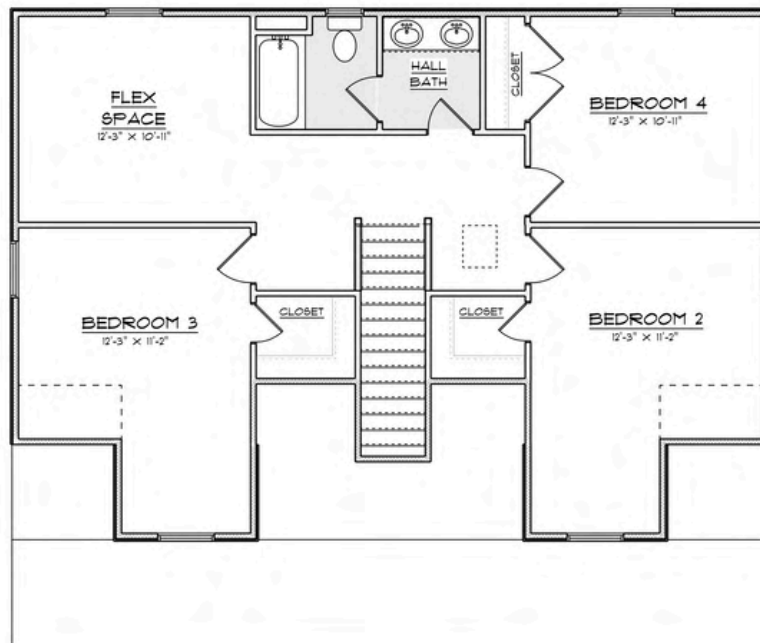
Garage Option



Bonus Room Option



Second Floor



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MH-D03-18





"Building with Madison Homebuilders was a great experience. They made the process simple from the beginning to end. Overall, Madison Homebuilders is an awesome builder just for their incentives alone. I saved so much money throughout the whole process. The outstanding staff members made me feel that I can trust them with my dream home. "

Sharmina M.

Calhoun County, SC





THE CONCORD

3



2.5



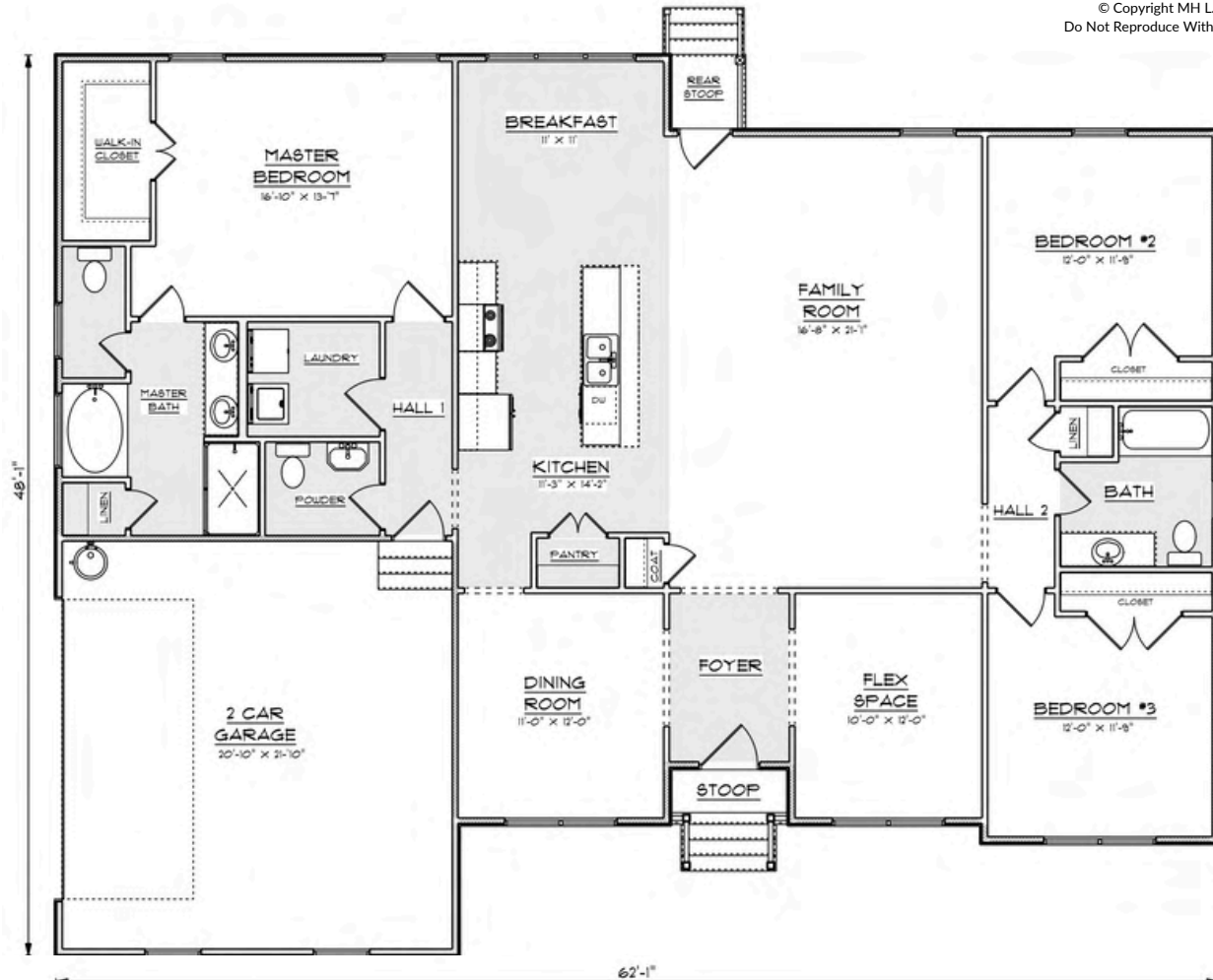
DETAILS:

Total: 2,100 Sq. Ft.

Garage: 447 Sq. Ft.

the photos on the left include optional upgrades

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MH-D03-18



CONCORD OPTIONS

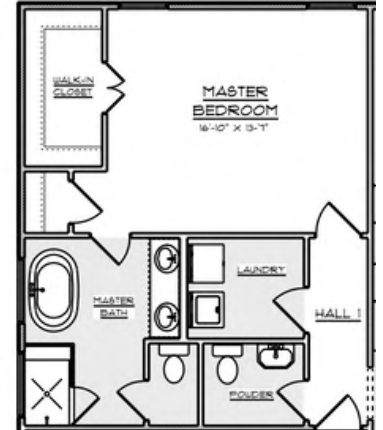
Additional Charges May Apply



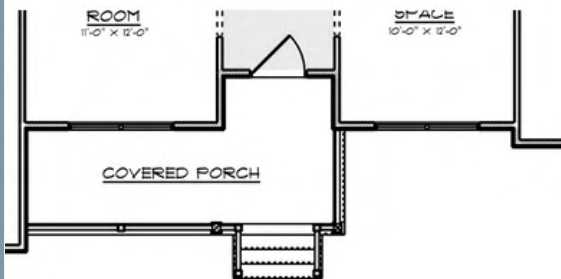
Master Bath L1



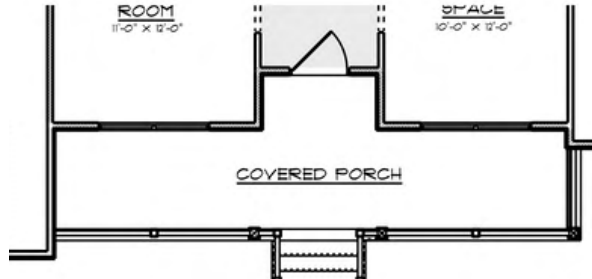
Master Bath L2



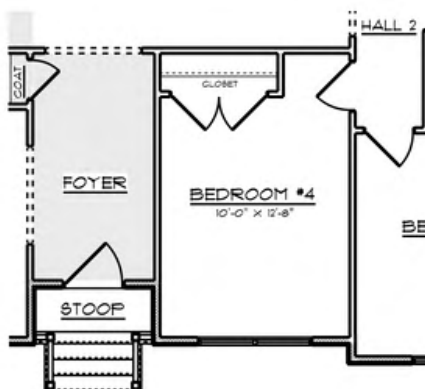
Master Bath L3



Opt. Front Porch



Opt. Extended Front Porch



Opt. Bedroom 4



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MH-D03-18





farmhouse elevation



traditional elevation



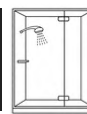
craftsman elevation

THE CUMBERLAND

3



2



This house plan includes an Unfinished Bonus Room

DETAILS:

Total: 2,081 Sq. Ft.

Porch: 126 Sq. Ft.

Garage: 478 Sq. Ft.

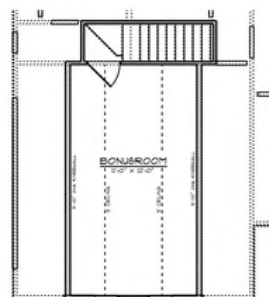
Unfinished Bonus Room: 259 Sq. Ft.

the photos on the left include optional upgrades

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Unfinished Bonus Room



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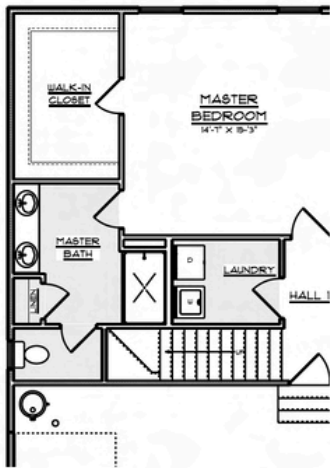
This sheet is for illustrative purposes only. All dimensions are approximate. Floor plans and standard features may vary according to alternate style selected and are subject to change without notice. Optional items indicated are available at additional cost.

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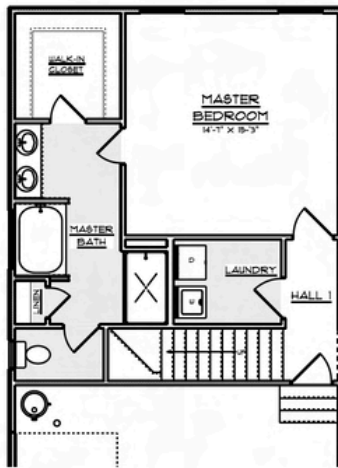


CUMBERLAND OPTIONS

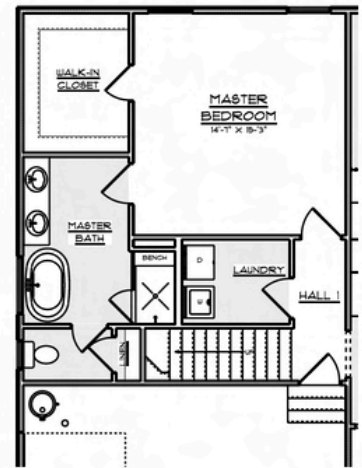
Additional Charges May Apply



Master Bath L1



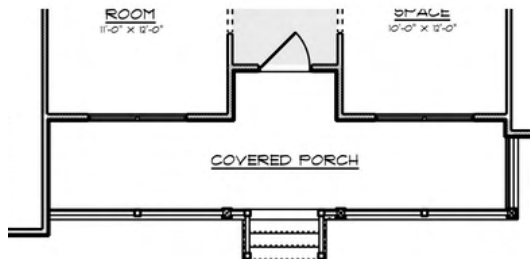
Master Bath L2



Master Bath L3



Opt. Bedroom 4



Opt. Extended Front Porch



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MH-D03-18





farmhouse elevation



traditional elevation



craftsman elevation

THE DOGWOOD

3



2



DETAILS:

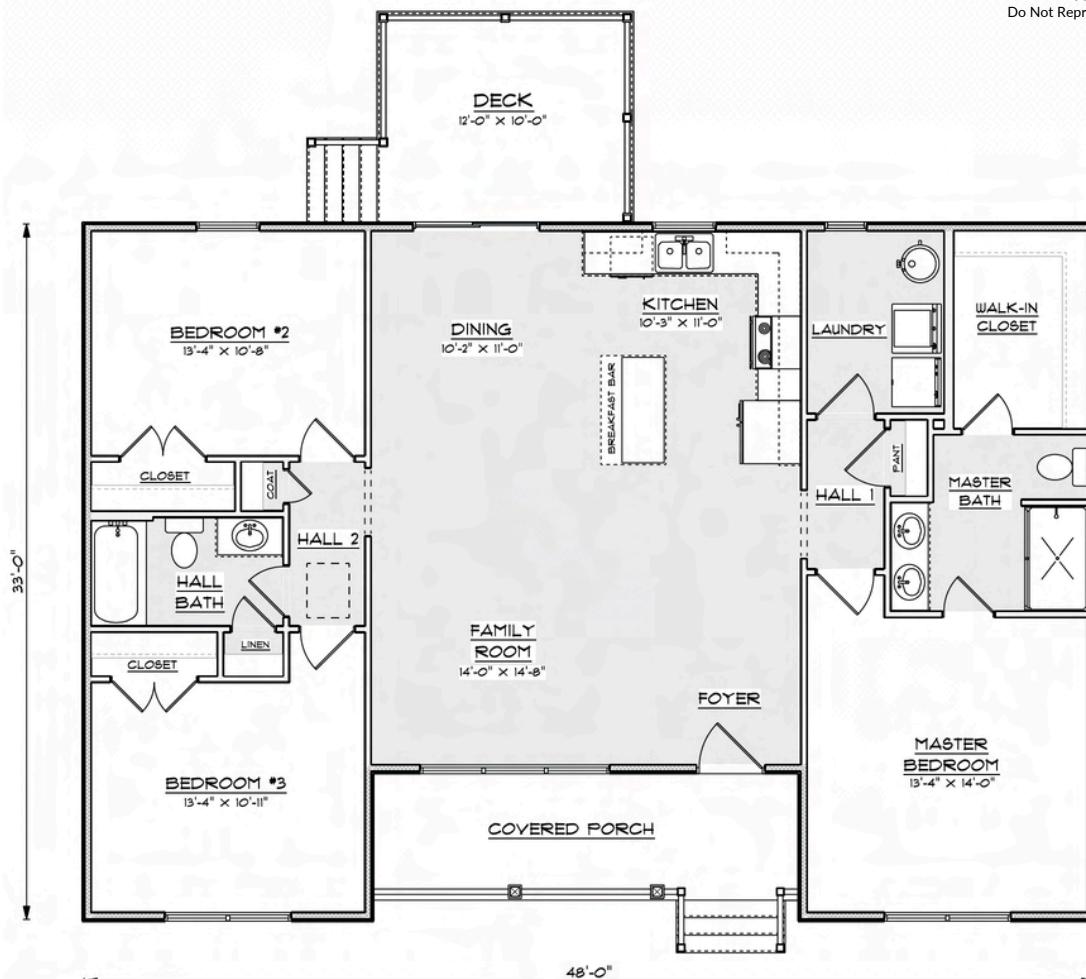
Total: 1,432 Sq. Ft.

Porch: 123 Sq. Ft.

Deck: 120 Sq. Ft.

the photos on the left include optional upgrades

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MH-D03-18



"Now, almost a year after moving into my dream home, I want to say thank you to all the personnel at Madison Homebuilders. At age 69, I can truly testify, IF YOU HAVE A DREAM IN YOUR HEAD, IT DOESN'T HAVE TO BE ONLY A DREAM. Thanks Madison Homebuilders, for making my dream home a reality."
The Seegers Family

Mecklenburg County, NC





customer photo



traditional elevation



customer photo

THE EDGEFIELD

3



2



DETAILS:

Total: 2,253 Sq. Ft.

Porch: 126 Sq. Ft.

Garage: 506 Sq. Ft.

the photos on the left include optional upgrades

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MH-D03-18





THE GRANVILLE

3



2



DETAILS:

Total: 1,575 Sq. Ft.

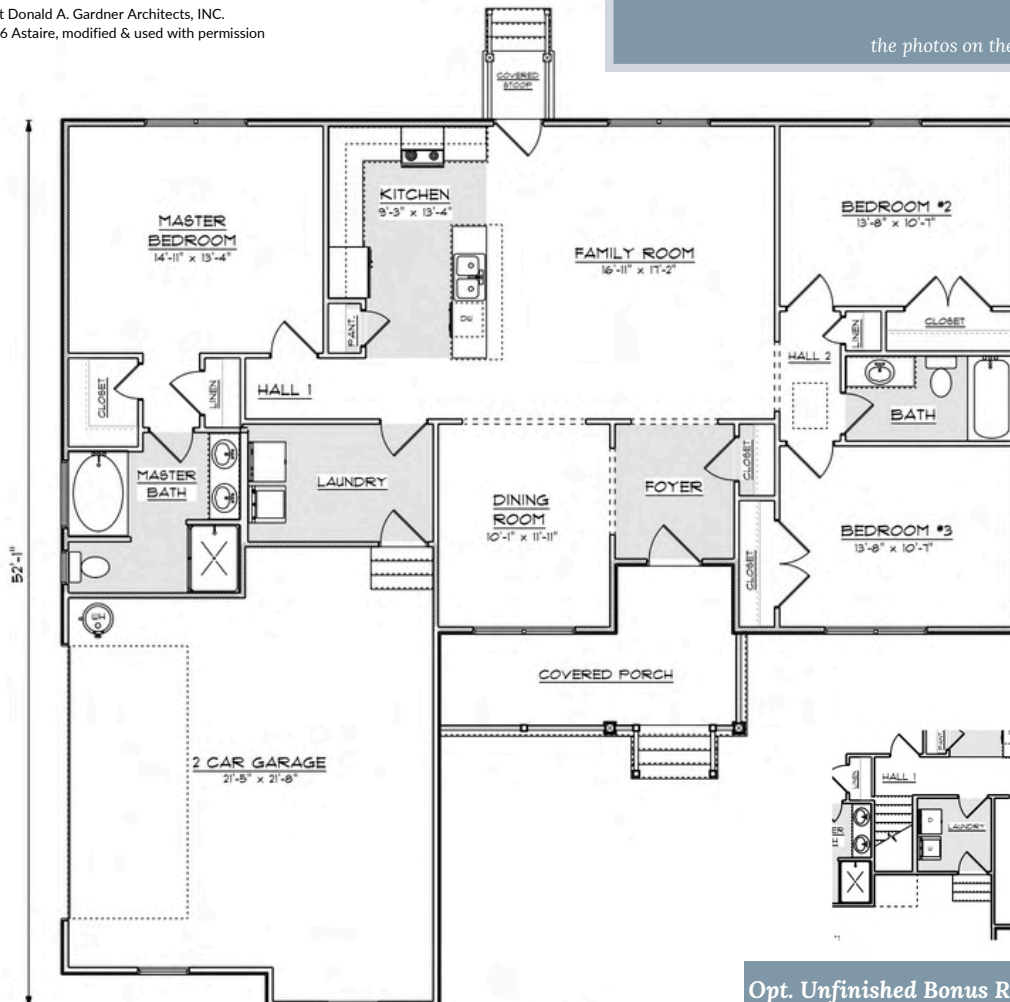
Porch: 136 Sq. Ft.

Garage: 537 Sq. Ft.

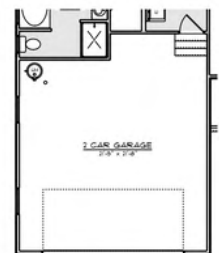
Opt. Bonus Room: 236 Sq. Ft.

the photos on the left include optional upgrades

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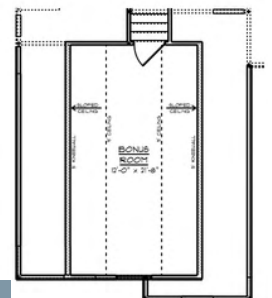
Optional Floor Plan Changes
Additional Charges May Apply



Opt. Front Loaded
Garage



Opt. Unfinished Bonus Room



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THE GREENWOOD

4



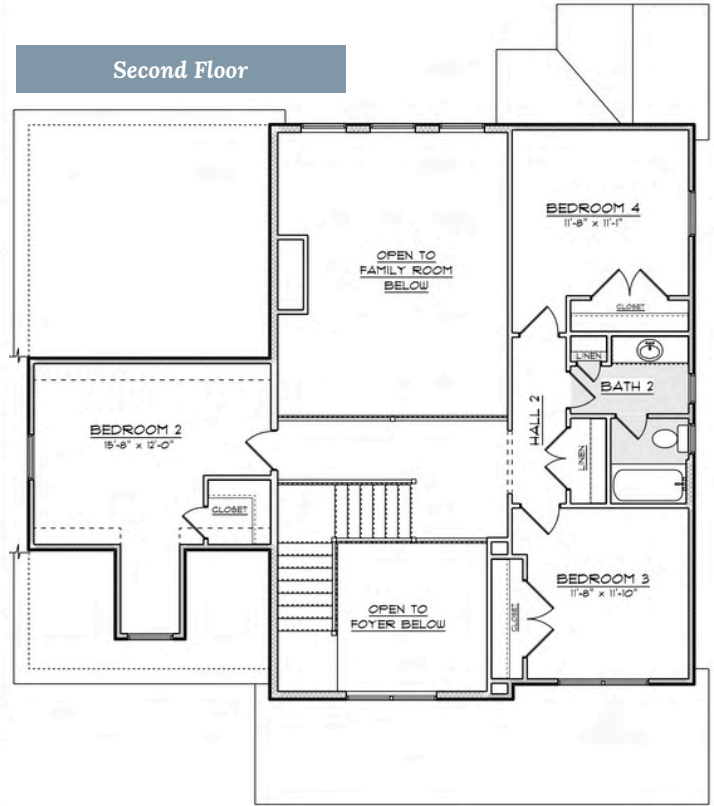
2.5



DETAILS:

Total:	2,479 Sq. Ft.
First Floor:	1,684 Sq. Ft.
Second Floor:	795 Sq. Ft.
Porch:	180 Sq. Ft.

the photos on the left include optional upgrades



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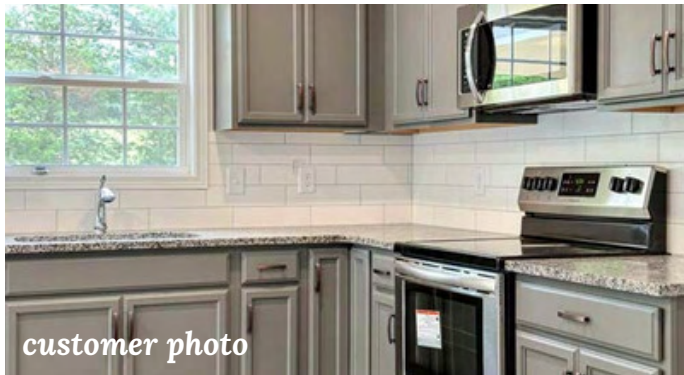
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MH-D03-18





customer photo



THE HUDSON

4



2.5



DETAILS:

Total: 1,913 Sq. Ft.

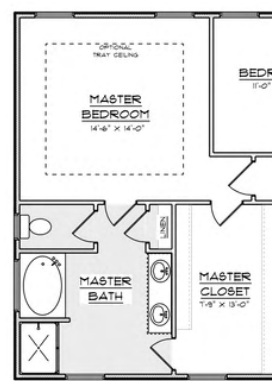
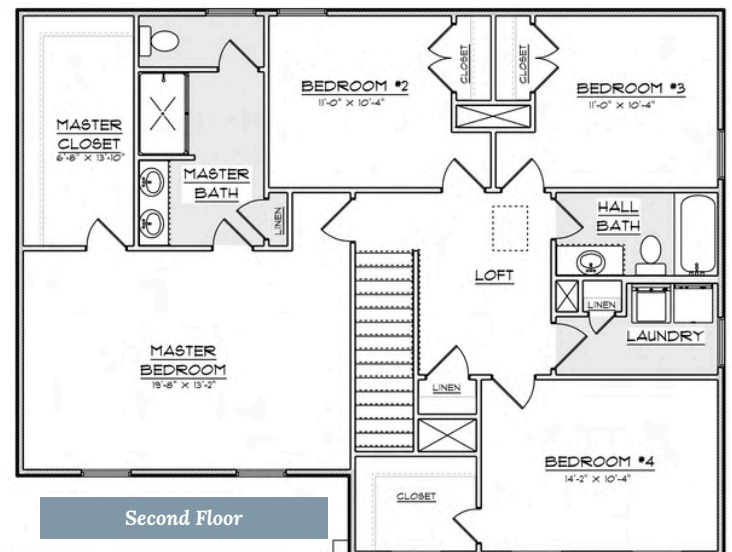
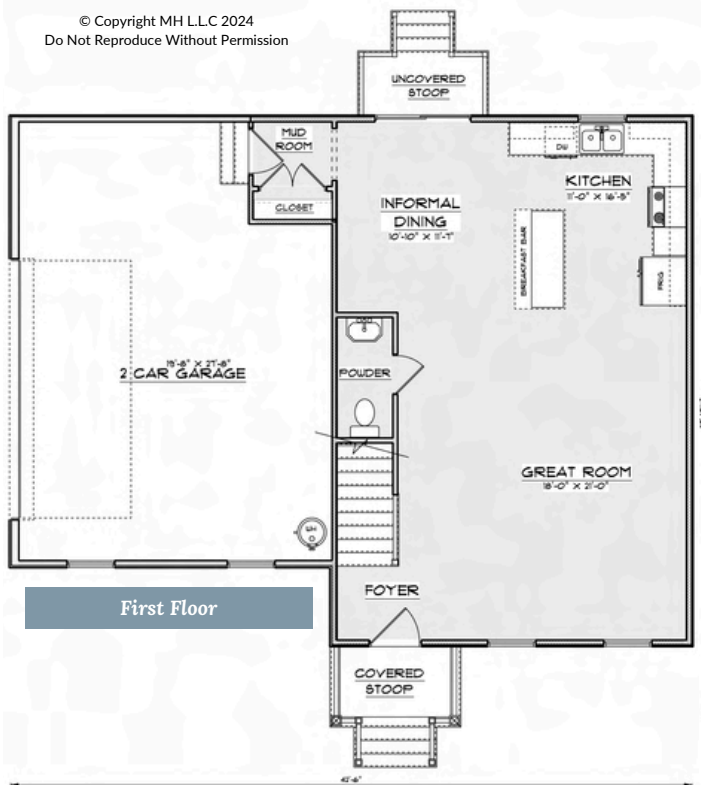
First Floor: 728 Sq. Ft.

Second Floor: 1,224 Sq. Ft.

Garage: 558 Sq. Ft.

the photos on the left include optional upgrades

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"We chose the Ryan Model. Everyone went above and beyond to satisfy our request. Jeff helped us plan everything exactly how we wanted with several different options. Kevin the builder kept us informed every week and always answered or returned our calls. Janice, our closing coordinator paved the way for a easy transition.

*We had the best experience that we could have hoped for.
Thank you Madison Homebuilders for our beautiful mansion as my kids call it.
LeAnn R.*

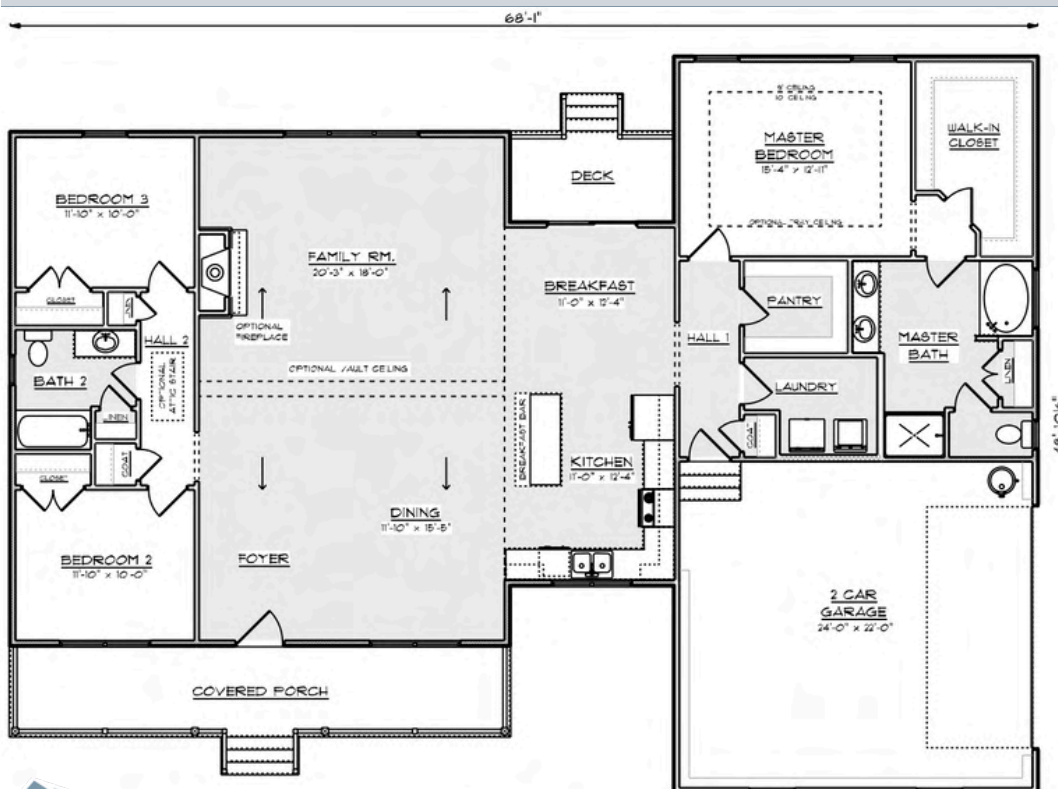
Cleveland County, NC





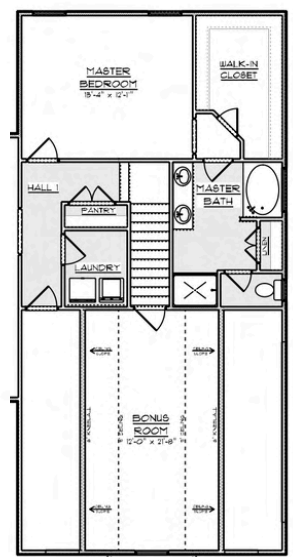
THE JEFFERSON

DETAILS: Porch: 198 Sq. Ft. Garage: 527 Sq. Ft. Rear Deck: 123 Sq. Ft. Opt. Bonus Room: 284 Sq. Ft.
Total: 2,033 Sq. Ft.
the photos on the left include optional upgrades



Optional Floor Plan Changes
Additional Charges May Apply

Opt. Bonus Room



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farmhouse elevation



farmhouse w/ bonus room



craftsman elevation



craftsman w/ bonus room



traditional elevation



traditional w/ bonus room



THE MAGNOLIA

DETAILS: Porch: 63 Sq. Ft. Garage: 510 Sq. Ft. Rear Deck: 160 Sq. Ft. Opt. Bonus Room: 290 Sq. Ft.

Total: 1,936 Sq. Ft.

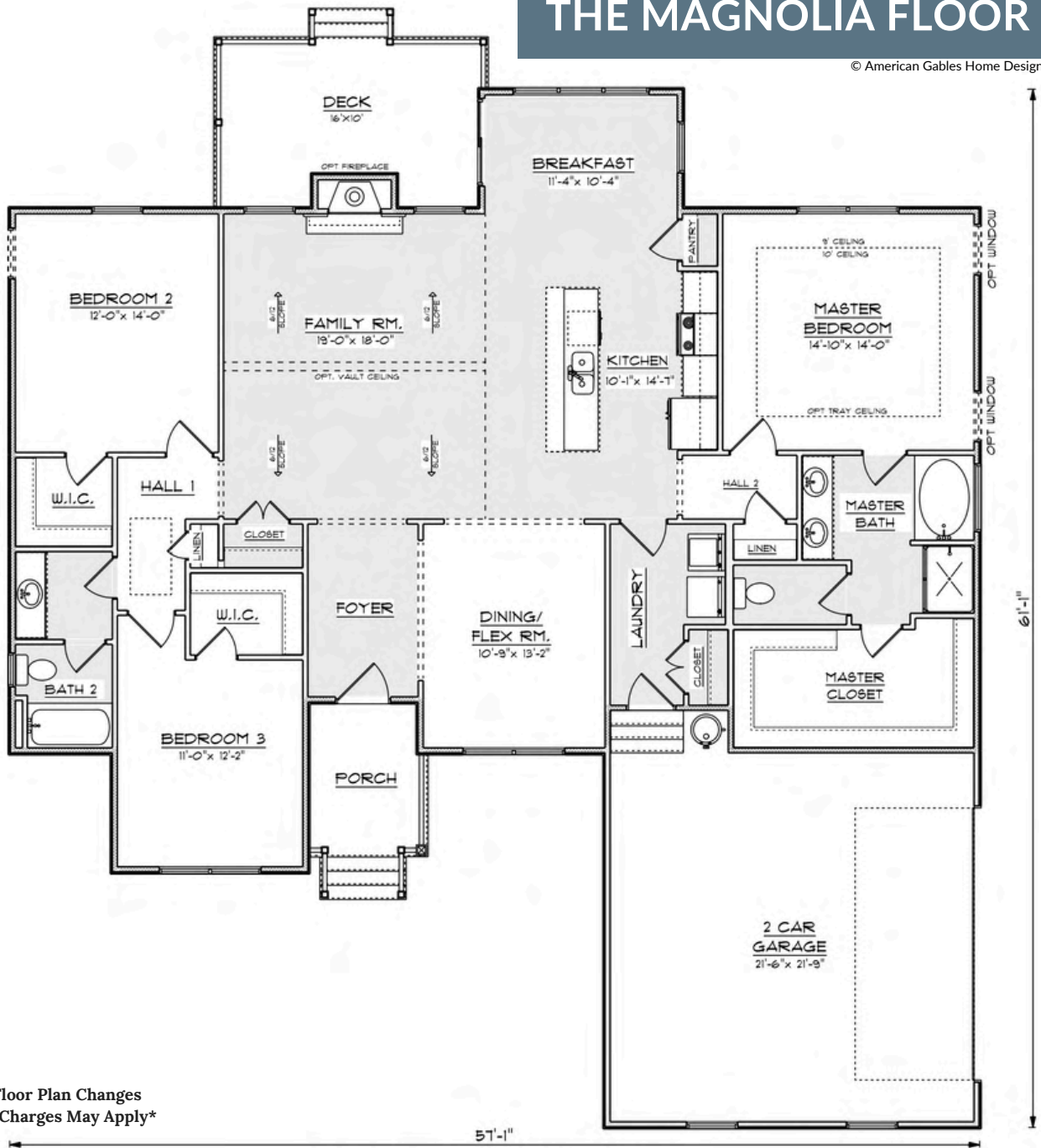
some renderings above include optional upgrades



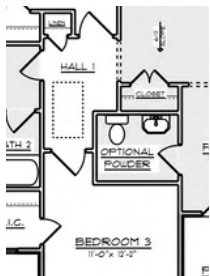
madisonhomebuilders.com

THE MAGNOLIA FLOOR PLAN

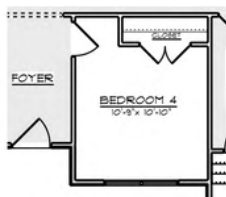
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Optional Floor Plan Changes
Additional Charges May Apply



Opt. Powder



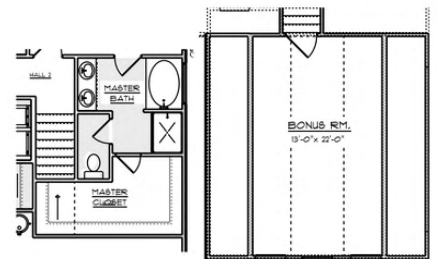
Opt. Br 4



Opt. Kitchen



Opt. Covered Deck



Opt. Bonus Room



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MH-D03-18



customer photo



traditional elevation



THE MARION

3



2



This house plan includes an Unfinished Bonus Room

DETAILS:

Total: 1,836 Sq. Ft.

Porch: 47 Sq. Ft.

Garage: 236 Sq. Ft.

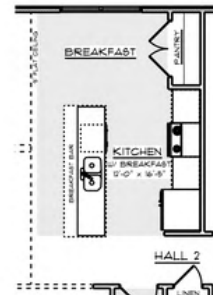
Unfinished Bonus Room: 236 Sq. Ft.

the photos on the left include optional upgrades

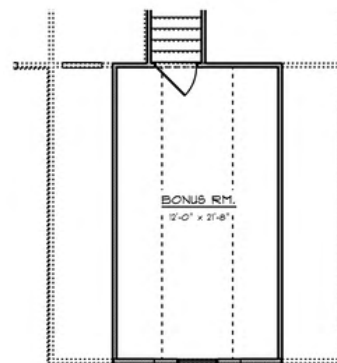
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Optional Floor Plan Changes *Additional Charges May Apply*



Opt. Kitchen



Unfinished Bonus Room



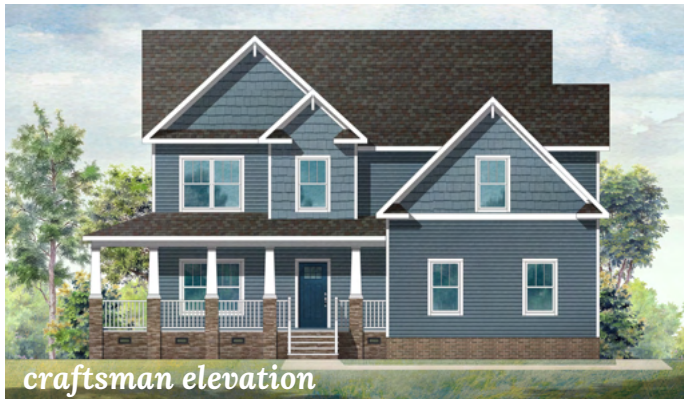
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THE MAYFIELD

3



2.5

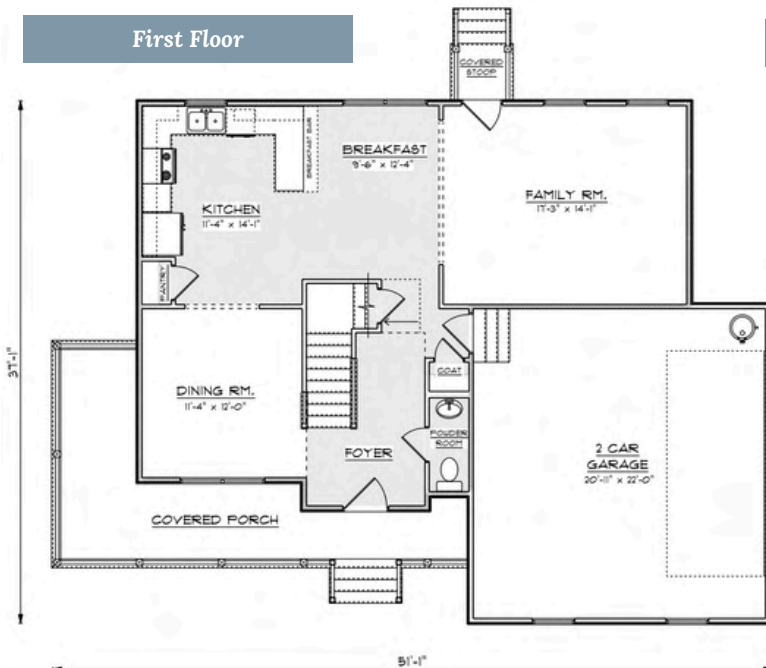


DETAILS:

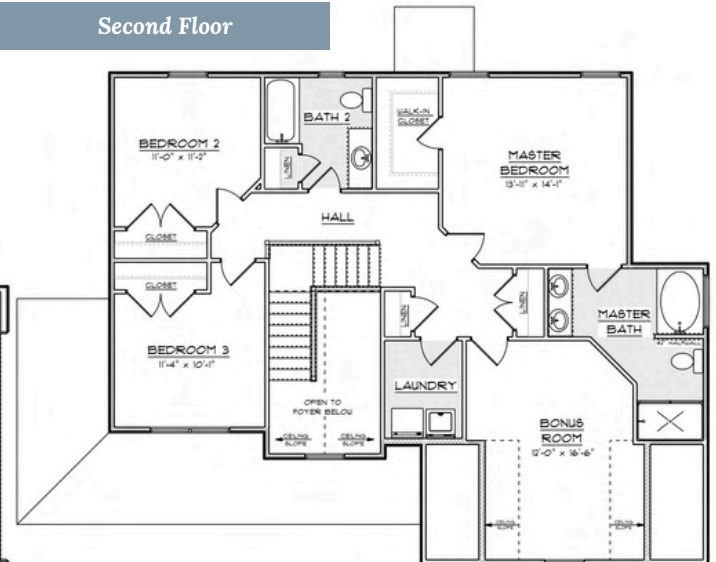
Total:	2,042 Sq. Ft.
First Floor:	891 Sq. Ft.
Second Floor:	1,151 Sq. Ft.
Porch:	216 Sq. Ft.
Garage:	477 Sq. Ft.

the photos on the left include optional upgrades

First Floor



Second Floor



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Madison Homebuilders was awesome to work with and always answered any questions that came up. This is our first home so we weren't very familiar with this process, and the process can be very confusing and hard to trust for first time home buyers/builders. They work closely with your lender and keep all lines of communication open to ensure excellent customer experience.

Don't hesitate to request or ask about modifications to your homes design! They will do their best to ensure you get what you are looking for. We love our home and are so happy and excited to create memories there.

**Thank you Madison!
Emily W.**

Lexington County, SC





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THE MONTGOMERY

3



2.5



DETAILS:

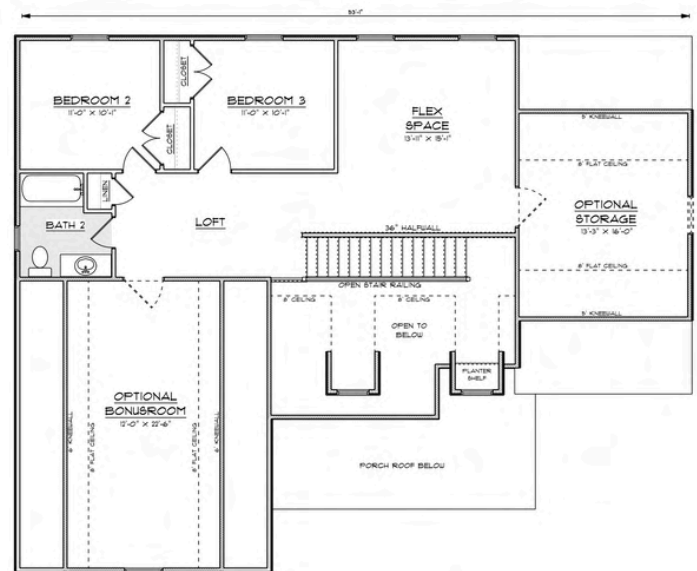
Total:	2,024 Sq. Ft.
First Floor:	1,325 Sq. Ft.
Second Floor:	699 Sq. Ft.
Porch:	141 Sq. Ft.
Garage:	454 Sq. Ft.

Opt. Bonus Room:	287 Sq. Ft.
Opt. Storage:	225 Sq. Ft.

the photos on the left may include optional upgrades



First Floor



Second Floor



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farmhouse elevation



traditional elevation



craftsman elevation

THE PALMETTO

3



2



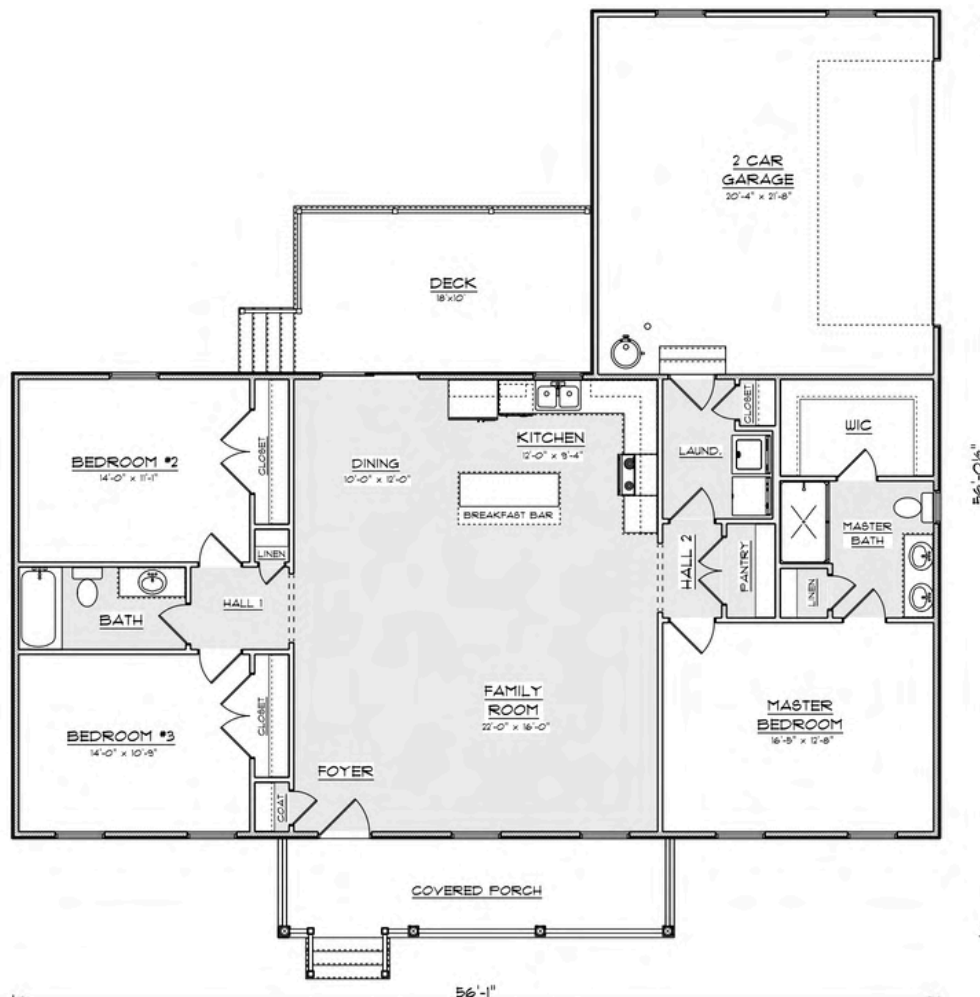
DETAILS:

Total: 1,568 Sq. Ft.

Porch: 144 Sq. Ft.

Garage: 460 Sq. Ft.

the photos on the left include optional upgrades



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MH-D03-18





customer photo



traditional elevation



customer photo

THE RYAN

3



2.5



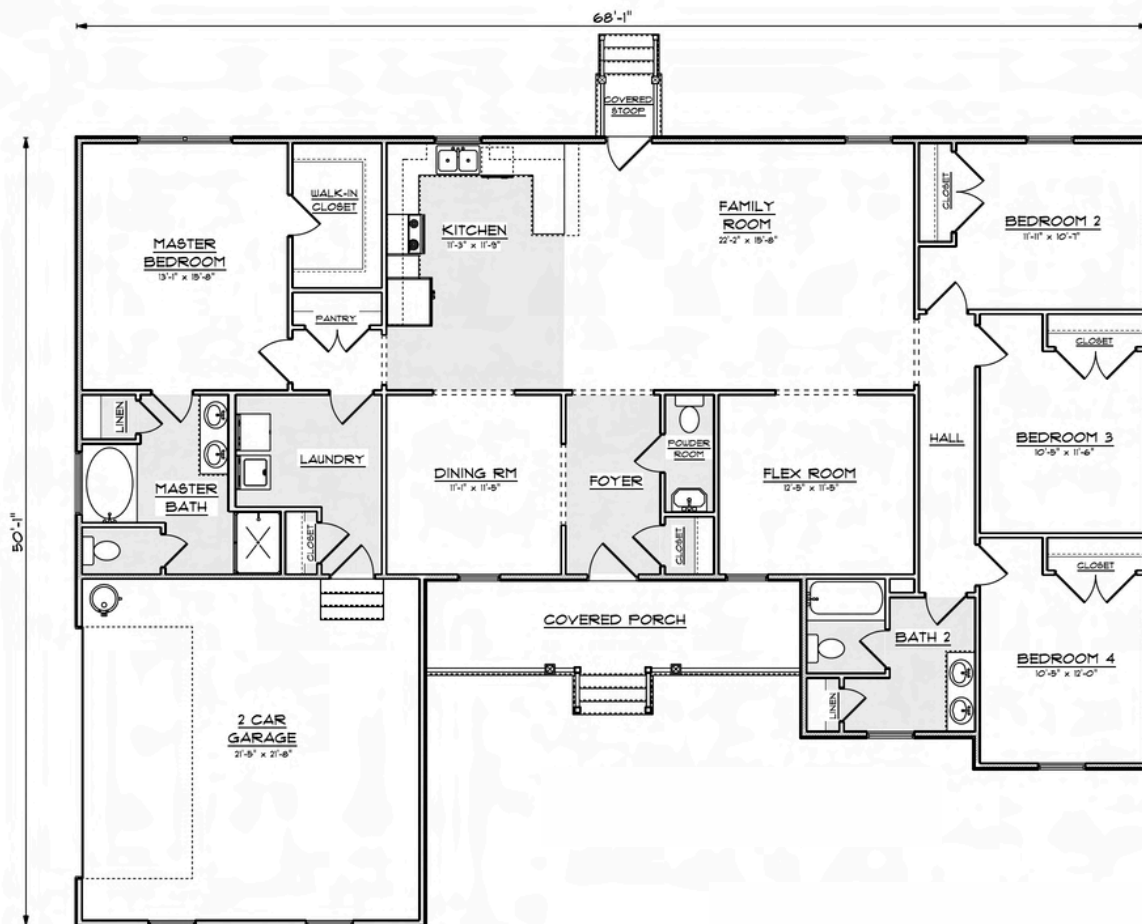
DETAILS:

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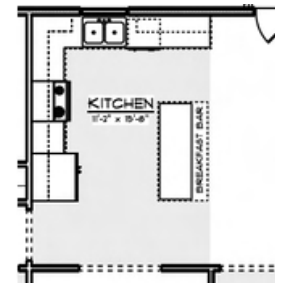
Porch: 144 Sq. Ft.

Garage: 484 Sq. Ft.

the photos on the left include optional upgrades



Optional Floor Plan Changes
Additional Charges May Apply



Opt. Kitchen



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"Madison made the scary process of home building much easier. Everyone was quick to respond and helpful. They were flexible and patient with changes we made. Our salesperson was very up-front about the financial aspect so we had no surprises at the end and stayed within budget."

Sheri C.

Cherokee County, SC





customer photo



traditional elevation



showing alt. kitchen

THE SYCAMORE

3



2

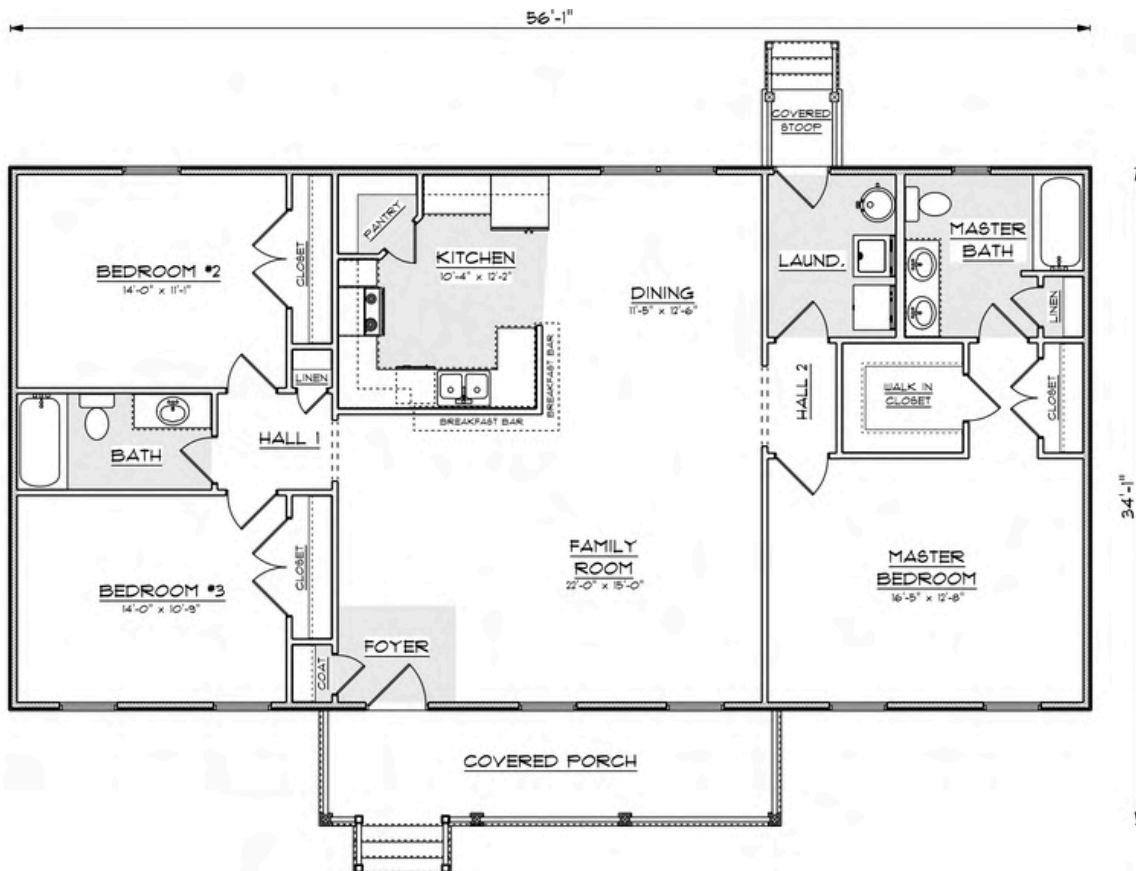


DETAILS:

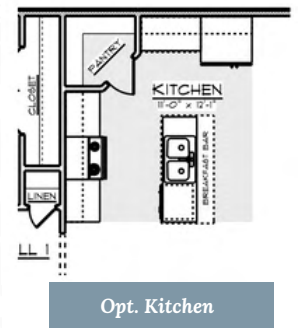
Total: 1,568 Sq. Ft.

Porch: 144 Sq. Ft.

the photos on the left include optional upgrades



Optional Floor Plan Changes
Additional Charges May Apply



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THE VINCENT

3



2



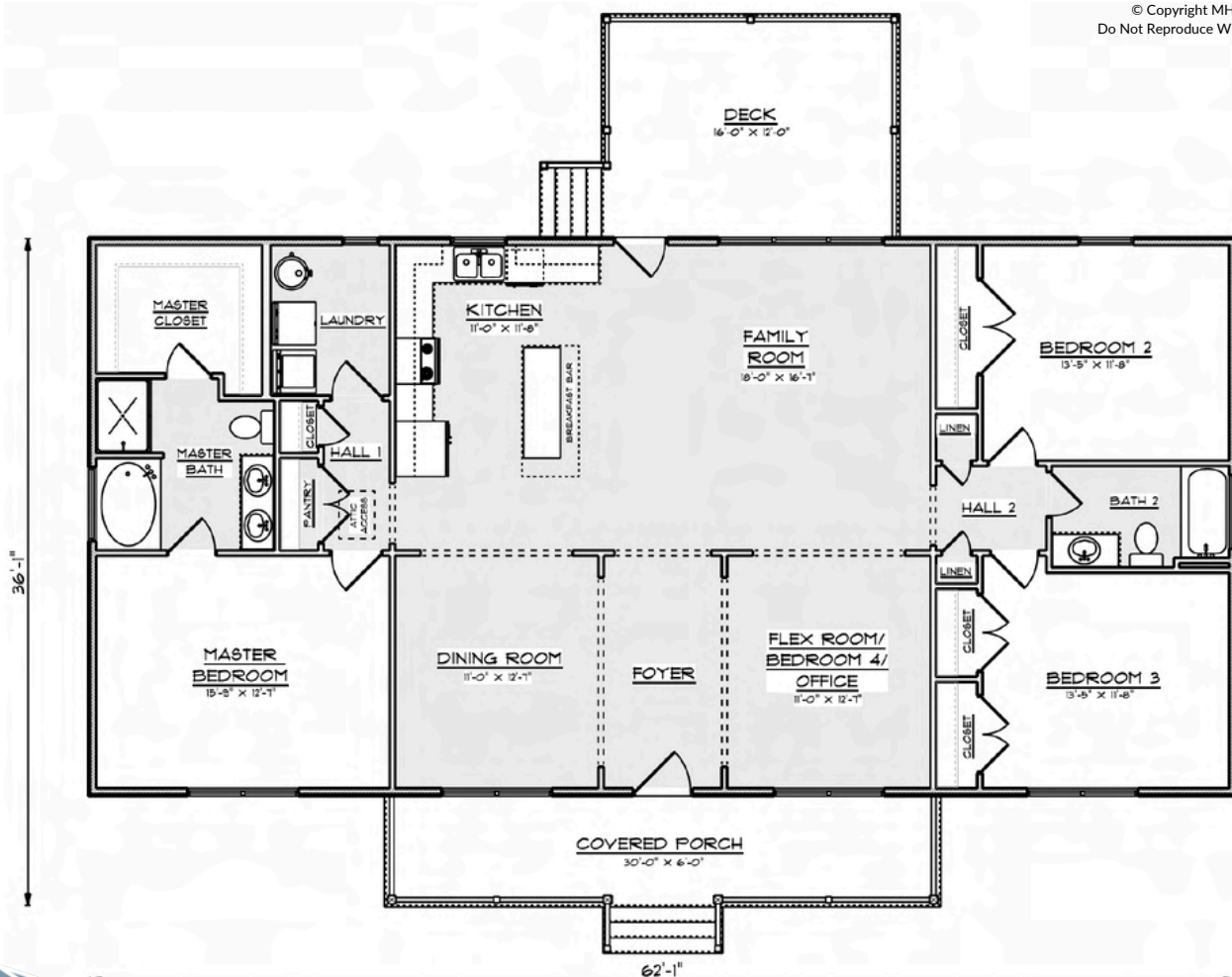
DETAILS:

Total: 1,860 Sq. Ft.

Porch: 180 Sq. Ft.

the photos on the left include optional upgrades

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MH-D03-18

Thank you for your interest in Madison Homebuilders

We look forward to speaking with you soon!



In the meantime, check us out on our Socials!

@madhomes

@madisonhomebuilder

