



WINDHAM VILLAGE CONDOS



WINDHAM WAY CONDOS AT WINDHAM VILLAGE

GPS 48 TANDBERG TRAIL



www.windhamvillagecondos.com



WINDHAM WAY CONDOS

Experience the perfect blend of comfort, style, and convenience at Windham Way Condos, a brand-new condo community in the heart of Windham. Thoughtfully designed for today's lifestyle, these one- and two-bedroom residences offer spacious, open-concept floor plans, high-end finishes, and low-maintenance living in a pet-friendly setting.

Each home features a beautifully appointed kitchen with granite or quartz countertops, stainless steel appliances, generous counter space, premium flooring, and light-filled living areas designed for both everyday comfort and easy entertaining. Energy-efficient mini-splits provide year-round comfort, while private patios and balconies offer a quiet place to relax and unwind.

Windham Village is more than just a place to live—it's a vibrant community. Residents will enjoy exceptional amenities, including a community center with co-working space and a fitness area, shared outdoor grilling areas, a dog wash station, and ample parking.



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Signature
HOMES
Real Estate Group

STANDARD FEATURES

KITCHEN

- Amesbury white standard cabinet with shaker style doors
- Peninsula in kitchen is 9'-0" long
- Trash-pull out drawer
- Upper cabinets that are 42" high
- Satin Nickel Amerock 5" Center-to-Center Pulls
- Dallas White Granite with 4"backsplash
- Rectangular stainless steel undermount sink 28" x 16" x 9"

INTERIOR

- Luxury Vinyl Flooring, from the Builder's selection throughout entire unit
- One wall color per unit, standard is SW 7029 Agreeable Gray
- Radon system
- Fire extinguisher
- M-Series, Hyper Heating, three zone, Mitsubishi MXZ/MSZ heat/cool ductless heat pump system (or similar) in each unit to facilitate both cooling and heating.
- Washer and dryer

BATH

- Amesbury white standard cabinet with shaker style doors
- Dallas White Granite with 4"backsplash
- Rectangular shaped ceramic undermount sink 18" x 13" x 7"
- Accessories included: mirror, curved shower rod, hand towel holder, toilet paper holder, towel bar, & 1 robe hook - all in brushed nickel

EXTERIOR

- Underground Utilities
- 2 parking spaces for 2 bedroom unit, 1 parking space for 1 bedroom unit
- Deck or Patio depending on the floor
- Vinyl lap siding
- CertainTeed Landmark shingles
- Windows are double glazed Paradigm 8300 series
- Key fobs for entry

AVAILABLE UPGRADES

- Upgraded granite & quartz countertop option
- Paint options

**YOUR HOME WILL BE PROFESSIONALLY
CLEANED PRIOR TO MOVING IN.**



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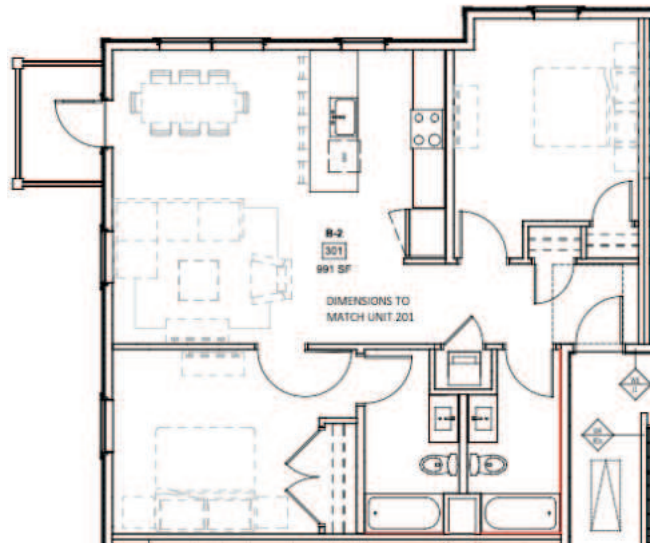
THE SEBAGO

TWO BEDROOM UNIT - 991 SQ FT

Inspired by the expansive beauty of Sebago Lake — Windham’s most iconic natural landmark — The Sebago style condo is the largest home available at Windham Village, designed for those who appreciate space, comfort, and effortless living.

Offering 991 square feet of bright, open-concept living, this thoughtfully designed two-bedroom, two-bathroom residence blends modern style with everyday functionality. The spacious primary suite features a private en-suite bath, creating a peaceful retreat to unwind and recharge.

Inside, you’ll find timeless shaker-style cabinetry, granite countertops, stainless steel appliances, and an in-unit washer and dryer — all curated to make daily living feel seamless. Large windows fill the home with natural light, creating an airy atmosphere that feels both welcoming and refined.

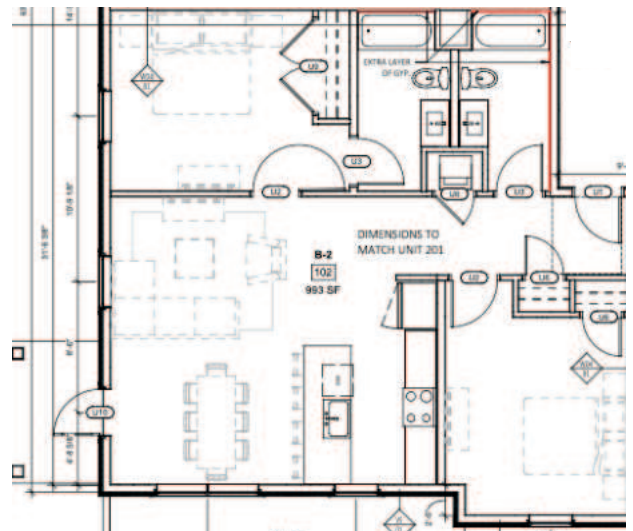


THE BRANDY - ADA compliant

TWO BEDROOM UNIT - 991 SQ FT

The Brandy is the same layout as the Sebago but is also ADA compliant. It is the largest condominium available at Windham Way, designed for those who appreciate space, comfort, and effortless living.

Offering 991 square feet of bright, open-concept living, this thoughtfully designed two-bedroom, two-bathroom residence blends modern style with everyday functionality. The spacious primary suite features a private en-suite bath, creating a peaceful retreat to unwind and recharge. Inside, you'll find timeless shaker-style cabinetry, granite countertops, stainless steel appliances, and an in-unit washer and dryer — all curated to make daily living feel seamless. Large windows fill the home with natural light, creating an airy atmosphere that feels both welcoming and refined.



THE HIGHLAND

ONE BEDROOM UNIT - 776 SQ FT

The Highland offers a peaceful retreat designed for simple, modern living. With 766 square feet of thoughtfully designed space, this one-bedroom, one-bathroom residence blends comfort, style, and convenience in a layout that feels both open and inviting.

Inside, contemporary finishes meet everyday functionality with granite countertops & stainless steel appliances. Large windows allow natural light to pour throughout the home, creating a bright and welcoming atmosphere perfect for relaxing or entertaining.

The Highland embraces the idea that living well doesn't always require more space — just smarter space. With thoughtfully designed on-site amenities including a wellness center, resident lounge, private working pods, conference room, paired with easy access to Windham's lakes, trails, and outdoor recreation, everything you need is right at your fingertips without the upkeep and maintenance of a larger home.



OFFER GUIDELINES



1. Reservation Agreement/Purchase & Sale:

Windham Way Condos offers the option to reserve a location/Unit for up to 5 calendar days with a refundable deposit of **\$1000.00** payable to **Signature Homes Real Estate Group**. This allows time for you, the buyer to review the Windham Way Condominium plans, site plans, construction specification sheet, covenants, the Purchase and Sale Agreement, etc. This also gives you the opportunity to speak to your lender and review options and pricing.

It is imperative that you review all documents prior to entering into a Purchase and Sale Agreement.

We have a builder contract that very specifically details the terms of the contract as well as the warranty. We will not accept the Maine Real Estate Commission Purchase and Sale Agreement. Agents and buyers should fully review the contract and ask any questions prior to entering into the agreement.

It is important to note that each page of every attachment on the MLS listing must be initialed or signed when submitting the contract. This is to ensure all buyers have received the necessary information about the condominium as well as information pertaining to the community.

2. Deposits: A non-refundable deposit, payable to **Signature Homes Real Estate Group**, will be held in a non-interest bearing account once the contract has been finalized. The amount of the deposit will be 5% of the purchase price. Reservation deposits will be credited toward closing. Please refer to the purchase and sale agreement for the schedule and amounts due.

3. Inspection Contingencies: We cannot accept a contract subject to any inspection that allows a buyer to simply walk away from the contract. You are more than welcome to have a building inspection done in an effort to ease your mind but the contract cannot be contingent upon a home inspection. The builder will remedy all reasonable punch list items.

4. Loan Commitment: The builder requires a letter from your lender that you have completed application within 5 business days of signing the contract. You are also required to obtain a loan commitment within 30 calendar days of the effective date of the contract. This means your lender must order the appraisal and go through full underwriting and issue a loan commitment letter.

We want to make buying in Windham Way Condos as easy and fun as possible!

It is important to us that you have a positive experience. Please take a look over these guidelines and contact us with any questions you may have.

We are delighted to be working with you and look forward to you being part of this exciting community!

5. Site Visits: As a reminder, for safety and insurance reasons, we absolutely cannot have buyers on the land/property or in any condominium under construction unless they have a scheduled appointment, scheduled by our realtors through our production team and they are accompanied by a company representative. We know buyers are excited to see the progress of their soon to be condominium but we have to put this policy in place for safety reasons and to ensure that production schedules are maintained. Scheduled visits need to be "off hours," evenings and occasional weekend days as during business hours our crews will be hard at work. Please try to refrain from bringing children to the site as it is a construction site and can be dangerous.

6. Additional Work Authorization: Once we are under contract, any changes need to be made via a Change Request Process (CRP). If there is a cost associated with the change, we will require that change to be paid for upon signing the change order.

7. Selling Your Current Home: If a buyer goes under contract and selling their current residence, this cannot be a contingency of the contract. If one is required we will ask for an additional, larger non-refundable down payment.

OFFER GUIDELINES



8. Personal Property: It is against our policy to allow buyers to take possession of any space on the property without a closing taking place first. Thank you for your understanding.

SOME FINAL NOTES ABOUT THE BUILDING PROCESS

During the first phase of the project we will start by preparing the site for your new condominium. Around this same time, we will also request that you make your home selections. We are aware making selections can be very exciting and overwhelming, so we have streamlined our systems to make this process as pleasurable and stress-free as possible. The listing agent, Amy Foley, will schedule a one on one visit with the buyer in our showroom, which usually takes about an hour. Our showroom includes popular selections that are currently trending. All standard selections are included in your purchase price. However, we do offer upgraded items that you can choose from, if desired. All payments for Upgrades are to be paid in full, at time of purchase and are non-refundable.

As completion nears, we will do a final walk through of your new condominium. We will contact you for your final walk through to not only present you, your final product, but also to acquaint you with your new condominium's features and operation of various systems and components.

Enjoy your new condominium! Thank you for your investment in our community!

WHAT'S INCLUDED IN YOUR HOA

Your monthly condominium association dues are designed to simplify ownership by covering a wide range of essential services, utilities, and maintenance responsibilities - allowing you to enjoy a well-managed, beautifully maintained community.

MONTHLY FEE : \$309 - \$399 DEPENDING ON UNIT

Common Area Cleaning

- Routine cleaning of hallways

Utilities

- Public water & sewer included for each unit
- Dumpster on property for trash
- Electricity for all common areas
- Basic internet package for each unit through Spectrum (Upgrades available at owner's expense)

Insurance

- Comprehensive master insurance for the building and common areas

Master Association Dues

- Cover broader shared amenities, infrastructure, and services across the larger community.
- Grounds Maintenance: Lawn care, landscaping, snow removal, irrigation, and pest control

FAQ:

- Blinds or window treatments not included
- No EV chargers
- No garage
- 104 Parking spaces for 48 units
- Pets
 - Dogs: 1 dog over 25lbs. or 2 dogs under 25lbs. (Breed restrictions)
 - Cats: 2 cats

Professional Management

- Day-to-day association management and vendor coordination
- Bill payment, financial reporting, and budget oversight
- Attendance at board and annual meetings
- Resident communication and support

Maintenance & Repairs

- General building maintenance and repairs
- HVAC servicing (common systems; not individual units)
- Fire alarm, sprinkler, and safety system inspections
- Maintenance of access systems (keys, fobs, etc.)
- Exterior building maintenance (including roofing and façade)

Reserve Contributions

- A portion of each monthly payment is allocated to long-term capital reserves for future repairs and replacements

By consolidating these services into one monthly fee, homeowners enjoy peace of mind, reduced responsibility, and consistent property upkeep - all key to protecting your investment and enhancing everyday living.





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**FOR MORE INFORMATION CONTACT
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