

# COTTAGES & ESTATES AT AYERS FARM

201 M.B. AYERS WAY,  
NEW MARKET, AL 35761

MURPHYHOMESAL.COM

256-772-8030



**Murphy Homes**  
YOUR *Builder*



11.11.2025



# ABOUT US

Murphy Homes, in Madison, AL, is a family owned local builder whose focus is on the customer. Since 1976 we have built new homes in Alabama that withstand the test of time and that not only meet, but exceed, our customer's expectations. From its beginning years in carpentry to remodeling and finally home building, Murphy Homes has built its reputation on quality. With customizable home plans and great locations throughout North Central Alabama including Madison, Athens, East Limestone County, Madison County, New Market and Meridianville. Your home is the most personal investment you can make. We wake up everyday with the goal of creating a new home you can be proud to live in. By combining cutting edge design, thorough construction knowledge, and world class customer service, we are your builder.

**MURPHYHOMESAL.COM**



# WHAT WE DO

We offer the following Cottage & Estate floor plans along with several structural and design options for the home buyer in need of a personalized home.

## COTTAGES

### TWAIN

Elevations A, B, C, D, G

### HEMINGWAY

Elevations A, B, C, D

### PAINE

Elevation A

### BALDWIN

Elevations A, B, C, D

### HARPER

Elevations A, B\*

### HEANEY

Elevations A, B\*

\*Elevation Rendering not shown



## ESTATES

### HANCOCK

Elevations A, B, C, D

### JEFFERSON

Elevations A, B, C, D

### REVERE

Elevations A, B, C

### WASHINGTON

Elevations A, B, C

### JOYCE

Elevations A

### YEATES

Elevations A

# TWAIN ELEVATIONS

2,174 - 3,257 SF

3 BED / 2 BATH



**ELEVATION A\***

\*CAN NOT ADD BONUS



**ELEVATION B\***

\*CAN NOT ADD BONUS



**ELEVATION C**



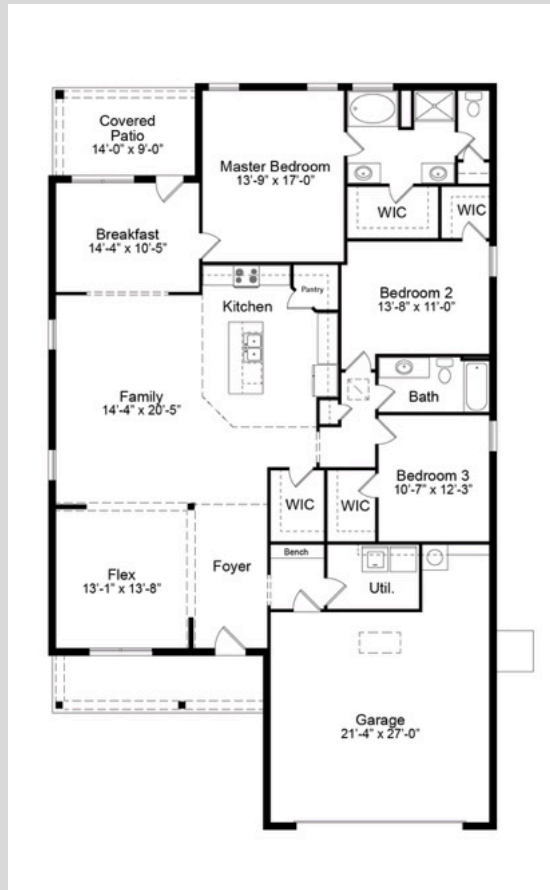
**ELEVATION D**



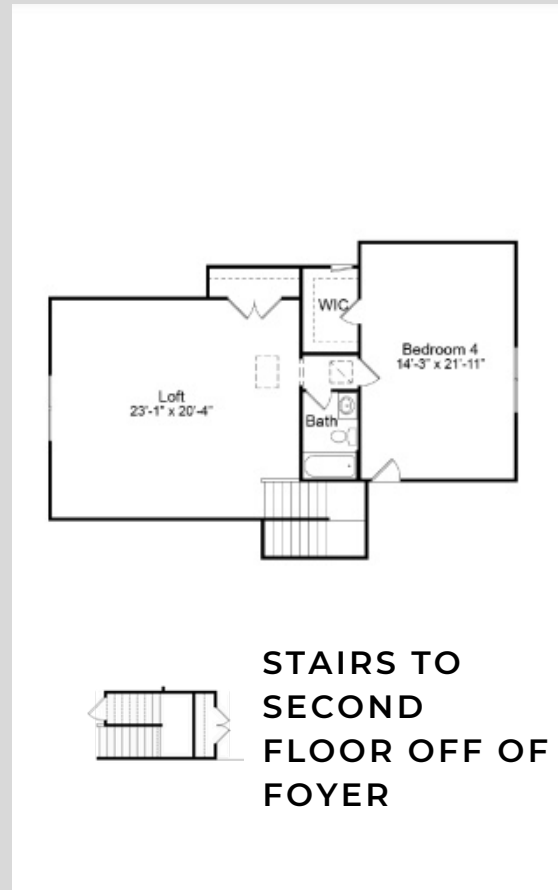
**ELEVATION G**

RENDERINGS ARE AN ARTIST'S CONCEPTION AND ARE INTENDED ONLY AS A GENERAL REFERENCE. FEATURES, MATERIALS, FINISHES AND LAYOUT MAY BE DIFFERENT THAN SHOWN.

# TWAIN LINE DRAWINGS



**FIRST FLOOR**

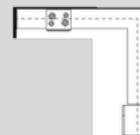


**STAIRS TO  
SECOND  
FLOOR OFF OF  
FOYER**

## ADD-ONS:



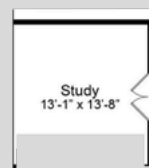
**DOUBLE VANITY  
IN GUEST BATH**



**END INSTEAD OF  
CORNER PANTRY**



**FIREPLACE IN  
FAMILY ROOM**



**WALL OFF AND  
ADD DOORS TO  
FLEX ROOM**

### BONUS OPTION 1:

**2,753 SQ FT**

**3 BED / 2.5 BATH**

### BONUS OPTION 2:

**3,137 SQ FT**

**4 BED / 3 BATH**

### BONUS OPTION 3:

**3,257 SQ FT**

**5 BED / 3 BATH**

# HEMINGWAY ELEVATIONS

2,484 - 3,309 SF

4 BED / 3 BATH



**ELEVATION A\***

\*CAN NOT ADD BONUS



**ELEVATION B\***

\*CAN NOT ADD BONUS



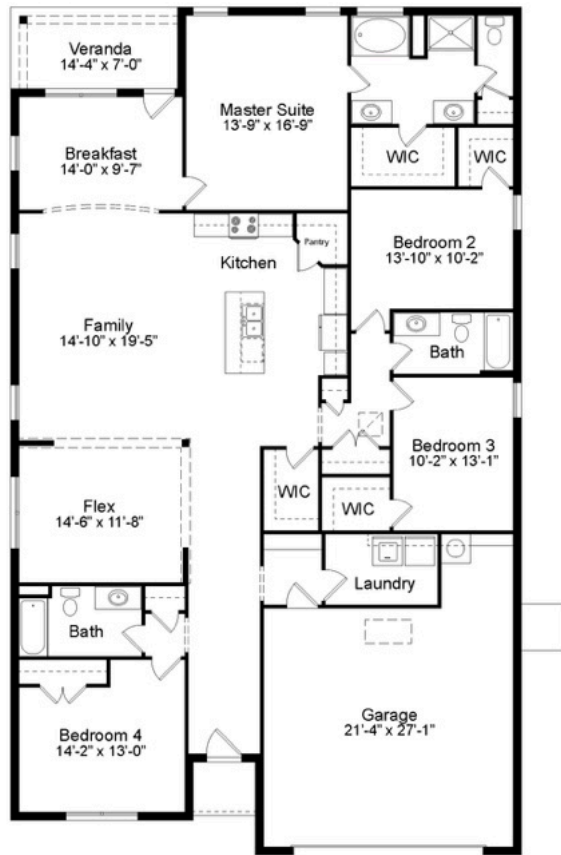
**ELEVATION C**



**ELEVATION D**

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# HEMINGWAY LINE DRAWINGS



**FIRST FLOOR**



## BONUS OPTION 1:

3,023 SQ FT

4 BED / 3.5 BATH



## BONUS OPTION 2:

3,309 SQ FT

5 BED / 4 BATH

# PAINE ELEVATIONS

2,564 - 3,211 SF

3 BED / 3 BATH



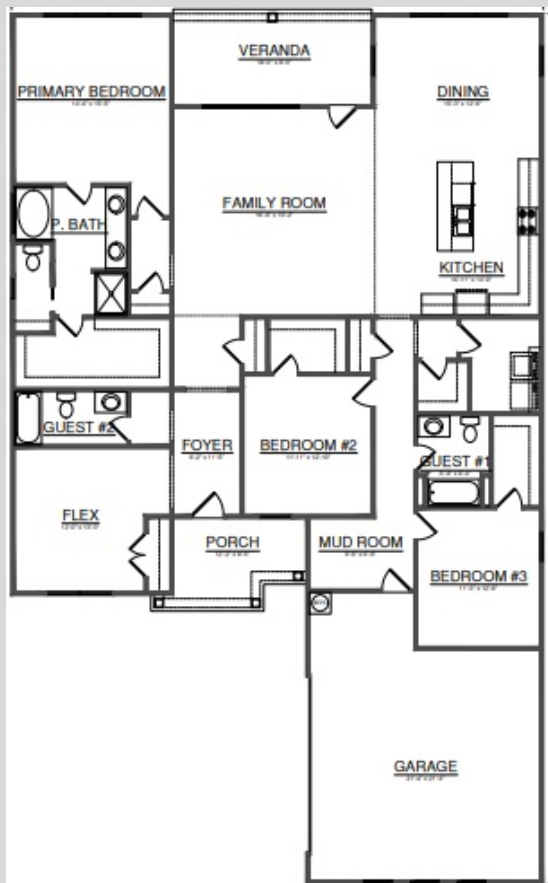
**ELEVATION A**

**RENDERINGS ARE AN ARTIST'S CONCEPTION AND ARE INTENDED ONLY AS A GENERAL REFERENCE. FEATURES, MATERIALS, FINISHES AND LAYOUT MAY BE DIFFERENT THAN SHOWN.**

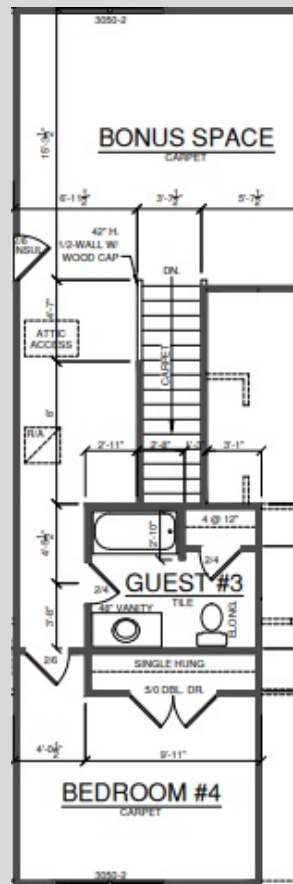
PLEASE NOTE: ALL HOMES IN CHAPEL GROVE FEATURE STANDARD SIDE-ENTRY GARAGES. THIRD-CAR GARAGES MAY BE ADDED BASED ON THE SPECIFIC HOMESITE.

# PAINE LINE DRAWINGS

## FIRST FLOOR



## ADDED SECOND FLOOR

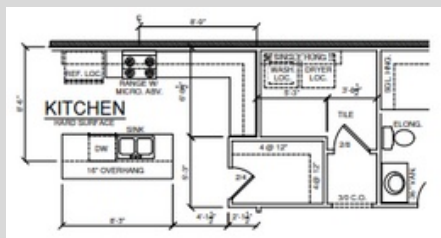


### BONUS OPTION 2:

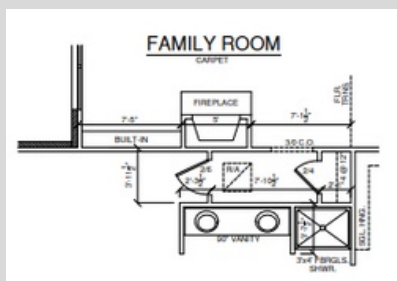
3,211 SQ FT

4 BED / 3 BATH

### ADD-ONS:

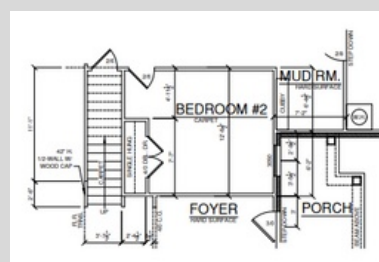


ALTER KITCHEN  
LAYOUT



ADD FIREPLACE TO  
FAMILY ROOM

### ADD-ONS:



OPTIONAL  
STAIRCASE  
LOCATION IF  
BONUS ROOM  
ADDED



OPTIONAL GUEST  
BEDROOM ON THE  
FIRST FLOOR

# BALDWIN ELEVATIONS

3,482 SF

5 BED / 2.5 BATH



ELEVATION A



ELEVATION B



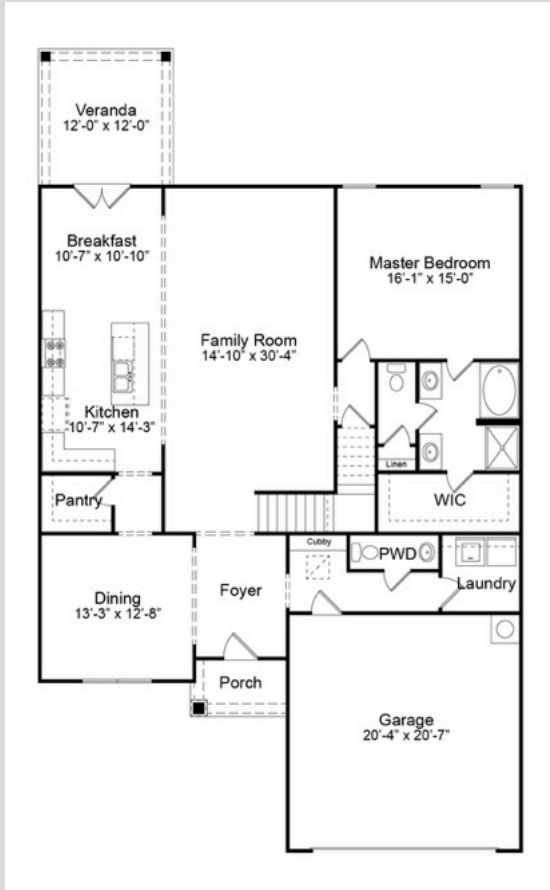
ELEVATION C



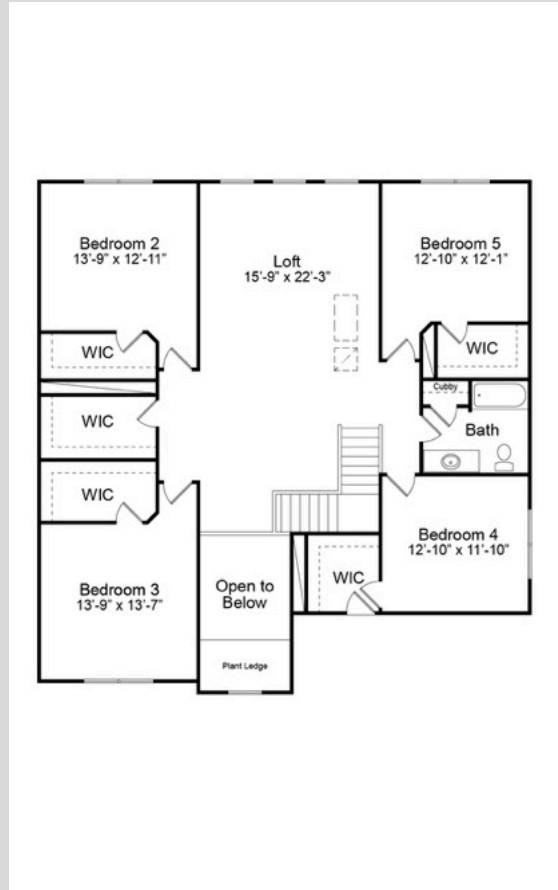
ELEVATION D

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# BALDWIN LINE DRAWINGS



## FIRST FLOOR



## SECOND FLOOR

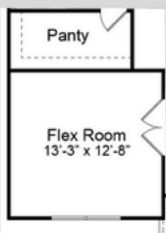
### ADD-ONS:



**FIREPLACE WITH OR  
WITHOUT BUILTINS IN  
SEVERAL LOCATIONS**

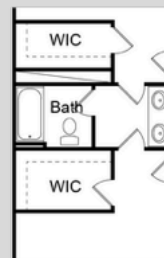


## GUEST ROOM & BATH INSTEAD OF DINING ROOM



## FLEX ROOM INSTEAD OF DINING ROOM

### ADD-ONS:



**JACK & JILL  
BATHROOM BETWEEN  
BEDROOMS 2 & 3**



## ADD BATH BETWEEN BEDROOMS 2 & 3

# HARPER ELEVATION

4,415 SF

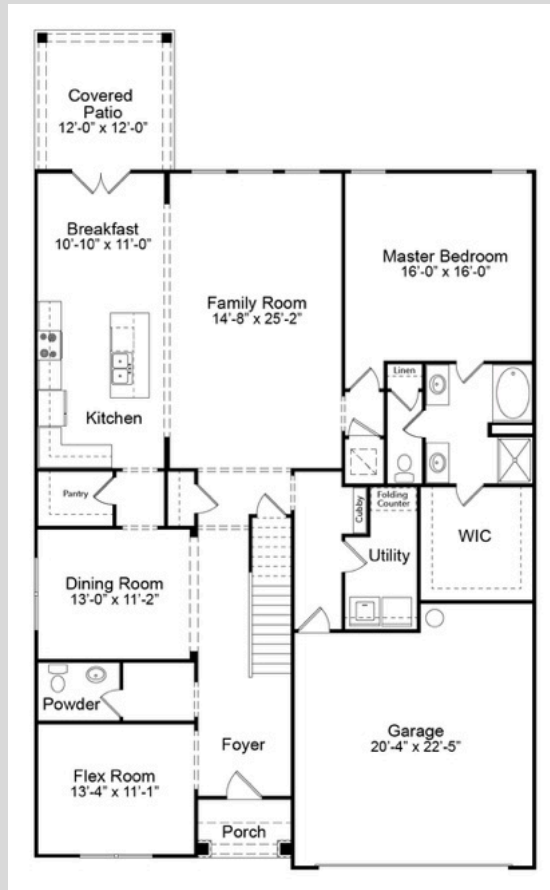
5 BED / 2.5 BATH



ELEVATION A

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# HARPER LINE DRAWINGS



**FIRST FLOOR**

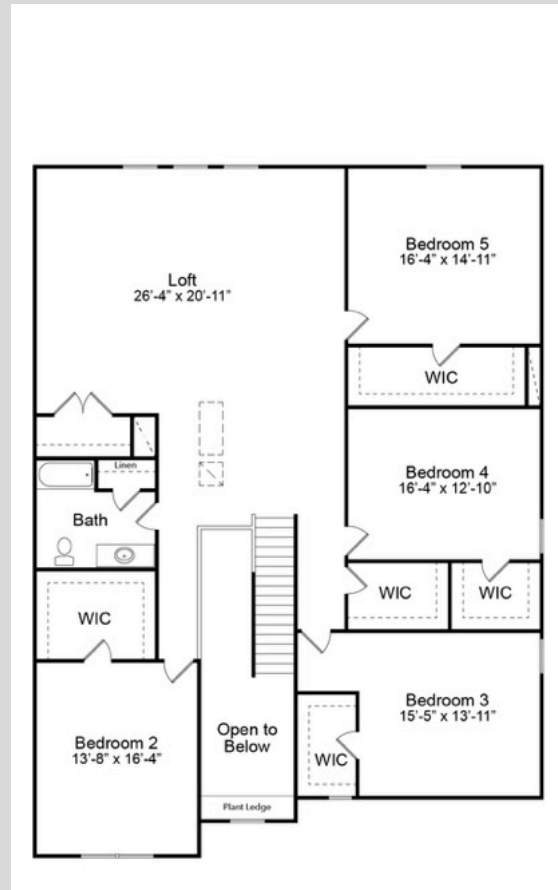
## ADD-ONS:



**FIREPLACE IN THE  
FAMILY ROOM**



**GUEST ROOM & ENSUITE  
BATH INSTEAD OF FLEX  
ROOM**



**SECOND FLOOR**

## ADD-ONS:



**ADD BATH BETWEEN  
BEDROOMS 3 & 4**

# HANCOCK ELEVATIONS

2,540 - 3,300 SF

3 BED / 2.5 BATH



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

## BONUS OPTION 1:

2,953 SF

3 BED / 3.5 BATH

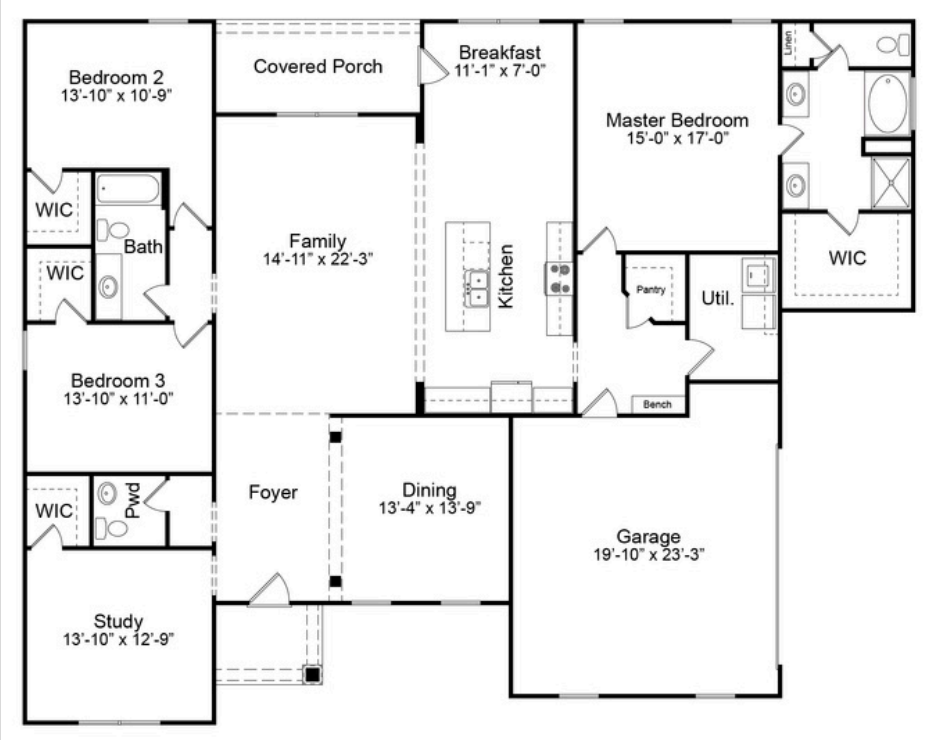
## BONUS OPTION 2:

3,300 SF

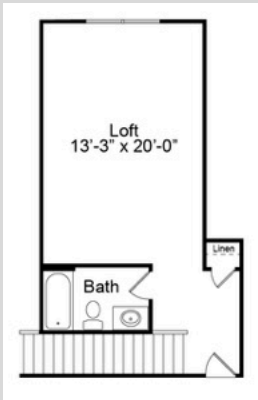
4 BED / 3.5 BATH

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# HANCOCK LINE DRAWINGS



MAIN FLOOR



BONUS 1



BONUS 2

## ADD-ONS:



JACK & JILL  
BATHROOM BETWEEN  
BEDROOMS 2 & 3



VERANDA



ADDED FIREPLACE  
AND/OR BUILTINS IN  
VERANDA



3RD CAR GARAGE



PEDESTRIAN DOOR

# JEFFERSON ELEVATIONS

3,025 - 4,174 SF

4 BED / 3.5 BATH



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

## BONUS OPTION 1:

3,464 SF

4 BED / 4.5 BATH

## BONUS OPTION 2:

3,848 SF

5 BED / 4.5 BATH

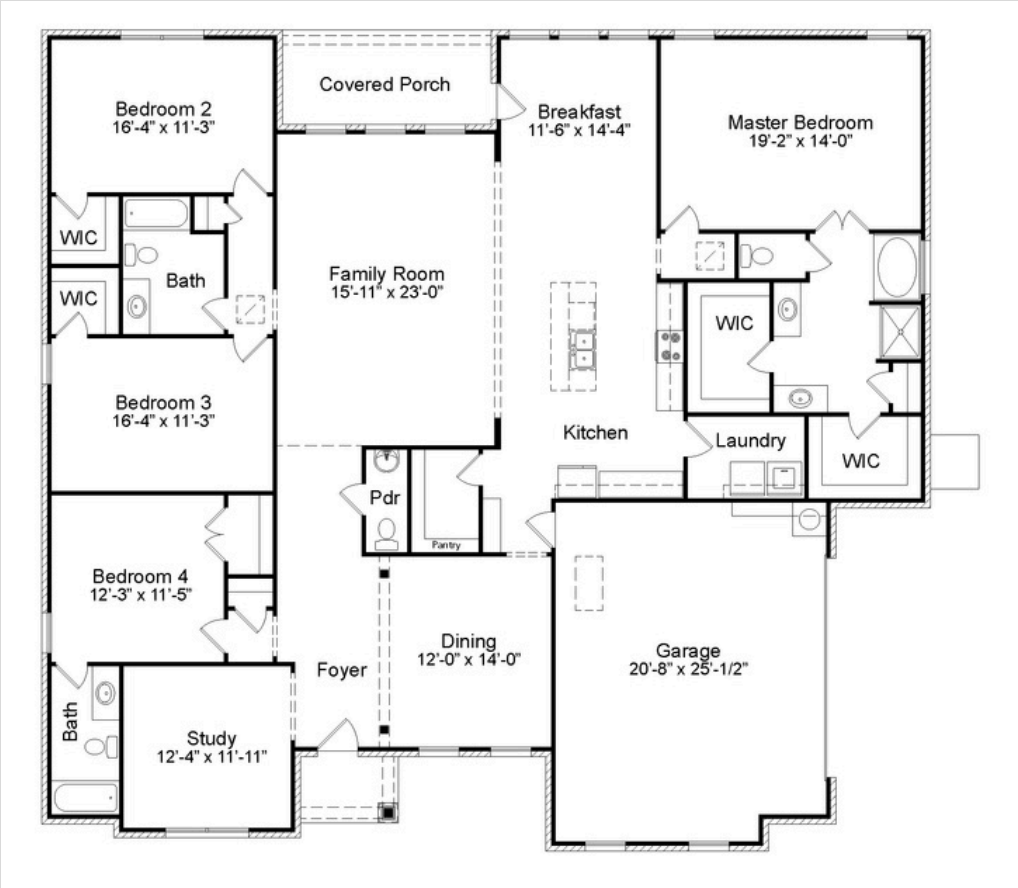
## BONUS OPTION 3:

4,174 SF

7 BED / 4.5 BATH

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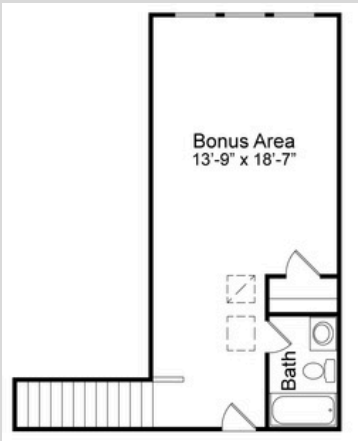
# JEFFERSON LINE DRAWINGS



## FIRST FLOOR

### ADD-ONS:

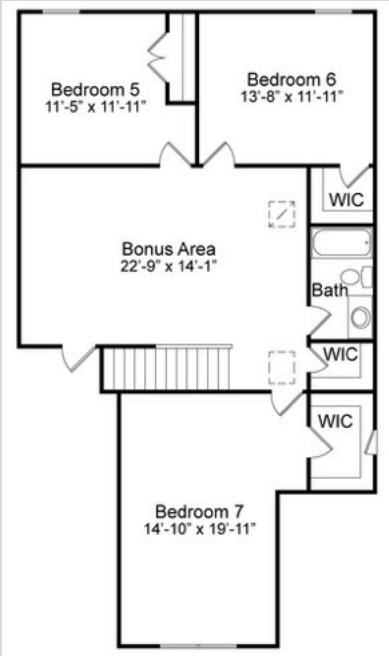
#### BONUS OPTION 1



#### BONUS OPTION 2



#### BONUS OPTION 3



# REVERE ELEVATIONS

3,243 SF

4 BED / 2.5 BATH



**ELEVATION A**



**ELEVATION B**



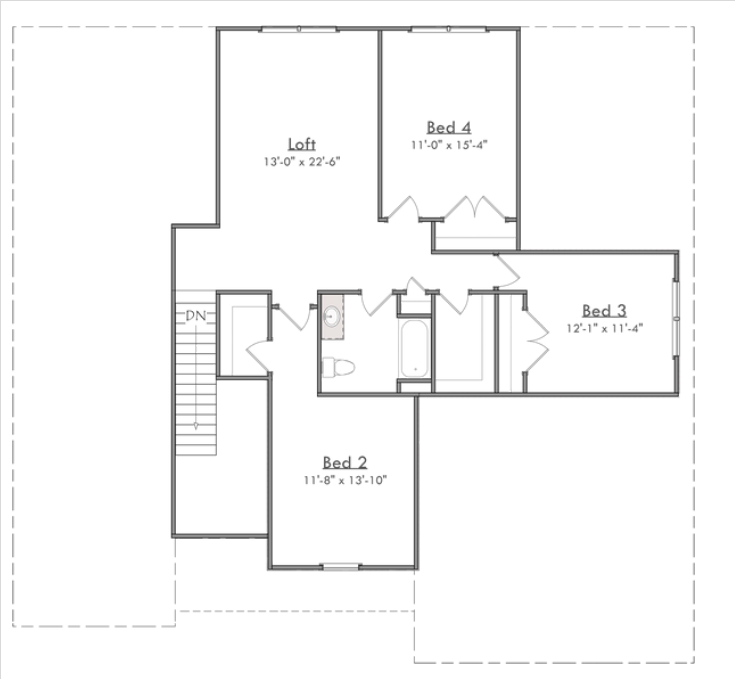
**ELEVATION C**

**RENDERINGS ARE AN ARTIST'S CONCEPTION AND ARE INTENDED ONLY AS A GENERAL REFERENCE. FEATURES, MATERIALS, FINISHES AND LAYOUT MAY BE DIFFERENT THAN SHOWN.**

# REVERE LINE DRAWINGS

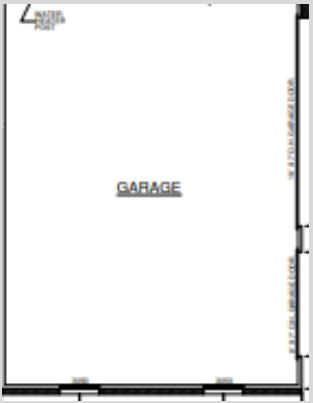


FIRST FLOOR



SECOND FLOOR

## ADD-ONS:



3RD CAR GARAGE



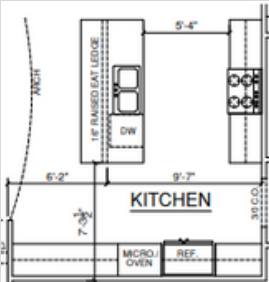
UPSTAIRS JACK & JILL BATH



VAULTED CEILINGS IN FLEX/STUDY AREA



PEDESTRIAN DOOR



KITCHEN LAYOUT

# WASHINGTON ELEVATIONS

3,863 SF

4 BED / 3.5 BATH



ELEVATION A



ELEVATION B



ELEVATION C

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# WASHINGTON LINE DRAWINGS



**FIRST FLOOR**

## ADD-ONS:



**BUTLER'S NICHE**



**FIREPLACE WITH OR WITHOUT BUILTINS IN SEVERAL LOCATIONS**



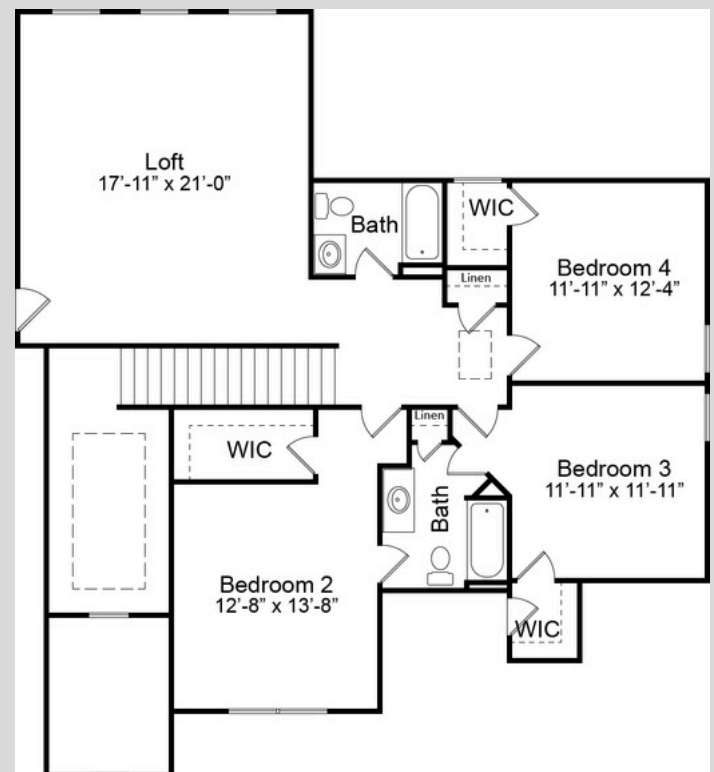
**PEDESTRIAN DOOR**



**UTILITY SINK**

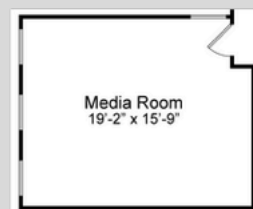


**ALTERNATE KITCHEN LAYOUT**



**SECOND FLOOR**

## ADD-ONS:



**MEDIA ROOM**



**FLOORED ATTIC STORAGE**



**3RD CAR GARAGE**

# JOYCE ELEVATIONS

3,784 SF

4 BED / 3.5 BATH



ELEVATION A

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**Primary Bedroom**  
12'-6" x 17'-0"

**Veranda**  
10'-0" x 7'-4"

**Dining**  
12'-0" x 11'-0"

**Suitors**  
7'-0" x 7'-0"

**Bedroom 2**  
12'-0" x 12'-10"

**Bath 2**  
11'-0" x 5'-8"

**MCL**  
6'-0" x 6'-0"

**Kitchen**  
14'-0" x 10'-11"

**Lobby**  
9'-0" x 9'-0"

**Hall Room**  
10'-0" x 6'-0"

**Family Room**  
17'-11" x 22'-0"

**Prim. Bath**  
7'-0" x 10'-0"

**Closet**  
11'-0" x 4'-11"

**Foyer**  
19'-11" x 12'-10"

**Porch**  
10'-0" x 8'-0"

**Study**  
12'-0" x 12'-0"

**2 Car Garage**  
21'-0" x 22'-0"

**1 Car Garage**  
11'-4" x 20'-1"

The second floor plan includes a large Loft (18'-11" x 34'-2") with a staircase labeled "Open To Below". It features three Bedrooms: Bedroom 3 (12'-0" x 14'-0"), Bedroom 4 (12'-0" x 13'-3"), and an unlabeled Bedroom (7'-0" x 10'-0"). There are two full Baths and several closets, including a linen closet (LINEN) and a closet (CLO). The plan also shows a central hallway and a staircase leading down.

**FAMILY ROOM**

**KITCHEN**

**OPTIONAL COFFERED CEILING**

SCALE: 1/8" = 1'-0"

OPTIONAL BEDROOM #5 SUITE

**OPTIONAL 8'-0" VERANDA EXTENSION**  
SCALE: 1/8" = 1'-0"

Architectural elevation drawing of the Pantry window. The window is a double-hung style with a total width of 7'0" and a total height of 5'0". The upper sash is 2'0" high and 7'0" wide. The lower sash is 3'0" high and 7'0" wide. The window is set into a wall with a base line labeled "FINISH" and a top line labeled "FINISH". The word "PANTRY" is written in large, bold, capital letters across the center of the window. Below the window, the text "2x4 PWT OR 2x6 PWT" is written.

Technical drawing of the optional fireplace. The side elevation shows a height of 48" and a depth of 18". The front elevation shows a width of 36" and a height of 48". The drawing includes a chimney pipe connection at the top and a base with a 1/8" gap.

Technical drawing of the optional fireplace with built-in dimensions. The drawing shows a side profile of the fireplace unit with various dimensions labeled. The overall height is 72 inches, divided into three sections of 24 inches each. The width is 36 inches. The drawing includes labels for 'BUILT-IN', 'FIREPLACE', and '36\"

[illegible]

### OPTIONAL BONUS ROOM

# HEANEY ELEVATION

2,941 SF

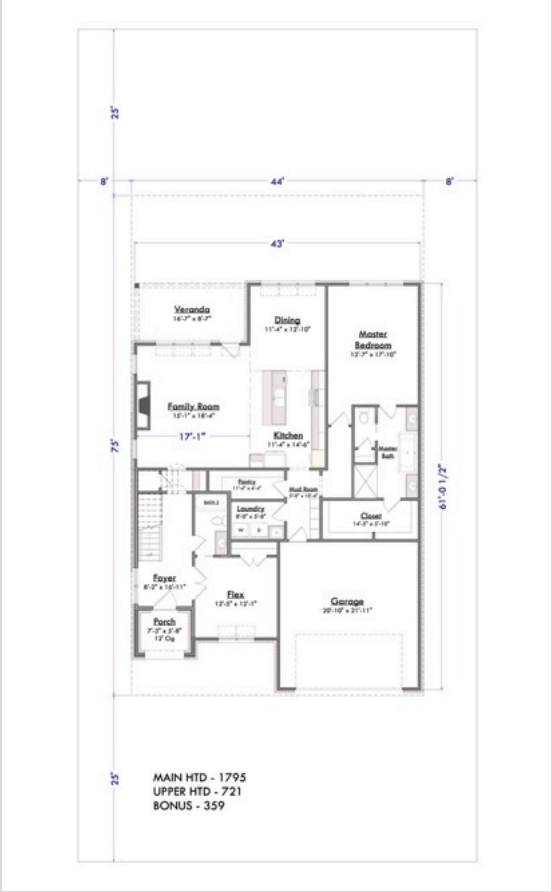
4 BED / 2.5 BATH



ELEVATION A

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# HEANEY LINE DRAWINGS



FIRST FLOOR



SECOND FLOOR

# YEATS ELEVATION

3,915 SF

5 BED / 4 BATH



ELEVATION A

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# YEATS LINE DRAWINGS



FIRST FLOOR



SECOND FLOOR

# INCLUDED AMENITIES

We offer the following included amenities in each of our homes.



## Kitchen

- GE stainless steel appliances include a free-standing 30" range, dishwasher, and over-the-range microwave.
- Delta "Coranto Series" pull-down faucet multi-spray function featuring a lifetime guarantee.
- Granite countertops with durable stainless steel under-mount sink.
- Hand-laid tile backsplash.

## Master Bathroom

- Delta "Woodhurst" Series faucets featuring a lifetime guarantee.
- 36" "Gentlemen's Height" vanities.
- Easy to clean and long-lasting granite countertops.
- Luxurious 7' shower with full height hinged shower door.
- Walk-in primary closet.

## Flooring

- Durable RevWood (Cottage Product) or Hardwood (Estate product) floors are included in the foyer, kitchen, and breakfast nook.
- Ceramic tile with underlayment included in utility room and all bathrooms.
- Plush carpet with 6lb pad included in all bedrooms and the family room.
- Hardwood flooring in Breakfast, Kitchen, Foyer

## Trim Carpentry and Moldings

- Our unique Murphy Homes Cubby™ with Wood Bench is included in every home we build!
- Crown molding included in the foyer, kitchen, breakfast nook, family room, flex/dining room, and master bedroom.
- Window & door casing included throughout the home.

# INCLUDED AMENITIES

We offer the following included amenities in each of our homes.



## Exterior Features

- Maintenance free brick construction.
- Block and Fill foundation.
- Stone & siding used for exterior accents - when applicable.
- Bermuda sod yard - up to 1,000 sq yards.
- Lush landscaping package.
- Home site is expertly graded to ensure no standing water.
- 30-year architectural shingles.
- Front and back covered porches.

## Energy Efficiency

- R-13 insulation in the walls.
- R-30 insulation in the ceiling.
- Murphy Homes Air Barrier™ air infiltration system in all homes to ensure your home is sealed tight against the elements.
- All Murphy Homes are “Blower Door” tested, and our ductwork is pressure tested to ensure <6% leakage.
- “Low-e” windows and doors.

## Garage

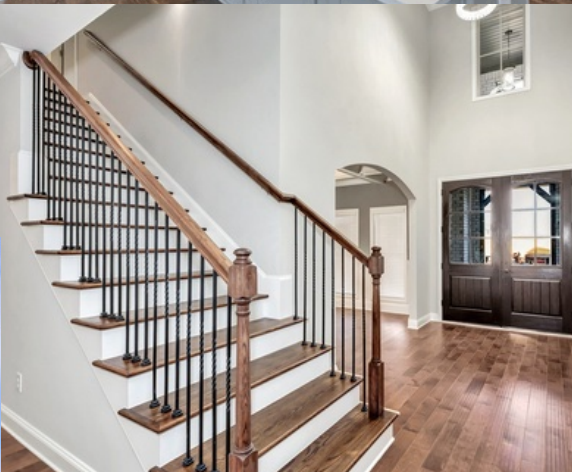
- 2-Car "Overhead Door" brand garage door that are quiet and durable.
- Roof system over garage is built with attic trusses for future storage.
- Garage floors are sloped to ensure water flows out of your garage.

## Community Features

- Every home site features one live oak tree.

## Floor Plans

- Expertly Designed Floor Plans with our customers in mind.
- Plans feature opportunities for tray, vaulted, or coffered ceilings.
- Ability to work with Murphy Homes to personalize floor plans to fit your family's needs.



HOME PRICING SUBJECT TO CHANGE

256-772-8030