



# Dream it. Build it. Own it.

We're the Citrus County builders  
and realty experts ready to welcome you home.

With more than 20 years of experience, we are your determined and dedicated real estate partners.

Not only do we excel in building the home of your dreams, but we're also licensed real estate agents with Weichert Realtors. We serve customers throughout North Central Florida, and we can help connect you with our network of trusted title agents and lenders.



Cory and Deborah Winningham

Our adventure in real estate began in 1999. What started as a desire to simply own properties, turned into a strong desire to help others through real estate. To that end, we opened our real estate business in North Central Florida and turned some of our properties into attractive homes to rent to Florida vacationers.

In the early 2000s, we added the construction of new homes to our array of services. Using our middle names to personalize the business, we formed Homes by AnnDavid, Inc. in 2006 and have since become a seasoned builder of single-family homes. Today, our spectrum of services is offered across a wide swath of North Central Florida where we truly believe we can help you achieve your dream – whether it is related to selling, buying, renting, or building a home.



## Build

Quality craftsmanship, superior materials, and attention to detail make our houses home



## Rent

New properties, feature-rich amenities, and spacious floor plans make our rentals home



## Vacation

Book your Florida dream vacation in a comfortable and roomy home away from home



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# Norah Joy

## FEATURES

At over 2,000 square feet of living space, the Norah Joy is crafted with our customary top-quality workmanship and finished with some of the finest materials available in today's marketplace. This model features:

- A split-bedroom layout for ultimate privacy
- The master suite is a highlight with a tray ceiling and massive walk-in closet
- An expansive floor plan with an open living room, dining room, and kitchen
- A welcoming and inviting covered entry at the front of the house
- The Florida room provides a myriad of options from a relaxed living space, formal dining room, or office
- An oversized, side-entry garage that allows for plenty of storage options and space to work on DIY projects

