



Cypress Grove

MAGNOLIA'S SIGNATURE COLLECTION
INCLUDED VALUE FEATURES

10 Year Limited Warranty by QBC; backed by Liberty Mutual

EXTERIOR

- Engineered Foundation.
- Entire exterior of home is house wrapped using Tyvek®, including all joints taped, Tyvek® includes a 10 yr. limited warranty.
- James Hardie® (no rot) siding with a 30 yr. manufacturer limited warranty, per plan.
- James Hardie® (no rot) exterior trim with a 15 yr. manufacturer limited warranty, per plan.
- French Country style using materials chosen for Cypress Grove.
- Carriage style no-rot insulated garage doors, including hardware.
- 1 exterior keyless garage door keypad.
- 8' Therma-Tru® exterior Fiber-Classic front door(s) with insulated glass, front double doors (when used) include multi-point locking system for extra security. All other exterior doors are also Therma-Tru®. Therma-Tru exterior doors have a limited lifetime warranty on all Therma-Tru components which is everything on all your exterior doors. Warranty is for the original homeowner only. Includes black hinges and hardware.
- Pella® Windows are low-maintenance vinyl framed windows = no more painting. Low-E Advanced glass & Argon gas in all windows. SDL windows on front of home & windows facing street.
- Pella Windows include a limited lifetime manufacturer warranty on nonglass materials that is nontransferable and a 20 year transferrable manufacturer limited warranty on the glass installed in Owner-Occupied Single Family Homes. Beyond original homeowner, there is a 10 year transferrable limited warranty on the nonglass materials at the Buyer's transfer of ownership. All transferrable warranties are based on original purchase date from Pella. Caulking will need to be maintained.

INTERIOR

- 9' smooth ceilings downstairs or taller ceiling heights; per plan.
- Sheet rocked walls with square corners.
- Vaulted, step-up ceilings throughout the home per plan.
- Cross bracing on long joist for extra support, all homes are stacked framed.
- All plumbing strapped to prevent water pipe vibration.
- Tongue and groove sub flooring, screwed down, nailed and glued to prevent squeaking; 50 yr warranty.
- Higher than code R-value insulation (R-13), R-30 in ceilings where applicable.
- HVAC with digital programmable thermostats. All homes have appropriate certified tonnage including volume controlled dampers at each supply run-out
- Amana® Equipment used for HVAC, limited lifetime warranty on compressor and heat exchange with 10 year parts for the original homeowner.
- Brick or stone fireplace with cedar mantel or a custom built mantel with tile surround.
- Wood treads from 1st floor to landing.
- Permanent built stairs to the 3rd attic where applicable.
- Large 2nd and/or 3rd floor attic spaces with flooring and ventilation.
- 5/6 panel interior doors with Antique nickel hinges.
- 8 ft. interior doors in main areas downstairs.

- All homes include a covered area for protection over front entry/doors
- High grade felt used under roofing to ensure maximum protection.
- All homes include a Queen Size brick rather than a King size (commercial).
- Owens Corning® driftwood architectural roof shingles with limited lifetime warranty.
- Rafters and studs 16" on center with Tec Shield® energy-saving radiant barrier foil-backing on decking in attic (lowers attic temp 20-30 degrees).
- Fully sodded yards, except in wooded areas.
- Extensive professional landscaping.
- 2 tone pre-finished aluminum gutters on entire home.
- Exposed copper vents in brick; per plan.
- All copper flashing on brick and any other exposed flashing.
- Cedar shutters with dog ears.
- Large covered back porch, per plan, includes ceiling fan with light kit.
- All brick inside porch walls, even when stone is used; where applicable.
- Oversized washed pea gravel driveways and walkways.
- 3 outdoor receptacles.
- Ridge vent used for added ventilation.
- Wrought iron mailbox.
- 3 exterior hose bibs.
- Kwikset® Antique nickel Polo hardware throughout.
- Tile floors in all bathrooms (even vanity areas) and laundry room.
- 8lb carpet pad vs the standard 6lb pad.
- 18 in. tile or 5 in. hand scraped Hickory hardwood floors in kitchen, breakfast room, family room, living room, dining room, office (on 1st floor if plan allows), foyer and rear entry.
- Elegant trim work.
- 5 1/4" base boards all downstairs.
- Large crown molding in entry, family room, living room, kitchen, breakfast room, hall to master bedroom, master bedroom and master bath.
- Custom bench and hooks in mud area where applicable.
- 356 casing on all windows (except arched windows) and doors upstairs and downstairs.
- Custom built drop off area if plan allows.
- Upgraded ornamental iron (every other collar) on stairways; per plan.
- Custom shelving in all closets, pantry, and linens.
- Full security alarm downstairs with motion detector and 2 keypads
- Generous lighting allowance with lots of recessed cans.
- Game room, rear covered porch, and master bedroom include fan with light kit. Family room is wired for a fan.
- Total of 1 phone and 6 cable outlets. (No credit if removed).
- Includes pipe to run wiring from TV location over fireplace to equipment area in Family Room or Living Room. (if space is avail)

Included Features; The Magnolia Collection

KITCHEN & BATH

- Deluxe gourmet kitchen with a Bosch® 36" cook top, Frigidaire® oven, Bosch® dishwasher, Frigidaire® microwave, a Broan® vent hood, and a Moen® Disposal.
- Custom built cabinetry that includes maple wood cabinets with your selection of a large selection of stain colors.
- Cabinets to have light rail, cove mold, knobs, islands with extended depths (legs) with furniture base, door panels on sides of island, refrigerator cabinet with extended legs, self closing doors and drawers, toner in kitchen and master bath.
- Custom built wood hoods in kitchen.
- Granite countertops in kitchen and down baths (multitude of color options).
- Under mount fire white clay farm apron sink or stainless steel sink per allowance.
- Tile backsplash in kitchen where applicable.
- Mirrors included in all full baths.
- Furniture quality cabinetry in ½ bath, where applicable.
- Master shower with Durock® backer on walls, ceramic tile on walls and floors, including tiled seat.
- Ceramic tile surround on all tubs and showers throughout with Durock® backer.
- Oil rubbed bronze, chrome, or brushed nickel Moen faucets throughout.
- Homes include 2 water heaters.
- Free standing white Jacuzzi® brand (non-jetted) tub in master bath.

Magnolia Homes proudly provides included features from the following:



BOSCH



Quality Builders Warranty
"Builders of Integrity"™



FRIGIDAIRE



Mission Statement:

Magnolia Homes is more than a custom builder; we are your **personal builder**.

We are committed to design and personalized features that will reflect your distinctive taste and make your home *as unique as your fingerprint*.

We pledge our attention to craftsmanship, originality, superior materials, and dedication to your total satisfaction.

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