



Magnolia Preserve

Magnolia 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.
- 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.
- All homes include a covered area for protection over front entry/doors.
- Pella® Windows are low-maintenance vinyl framed windows, meaning no more painting. Low-E Advanced glass and Argon gas in all windows. SDL windows on front of home and 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

- 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, lifetime warranty on compressor and heat exchange with 10 year parts for the original homeowner.
- Stone or brick fireplace with cedar mantel or a custom built mantel with tile surround.
- 42" vent free fireplace with switch to turn on and gas logs.
- Wood treads on all interior steps from 1st to 2nd floor.
- Permanent built stairs to the 3rd attic where applicable.
- Large 2nd and/or 3rd floor attic spaces with ample flooring and ventilation. where applicable.
- Cedar box beams in family room ceiling; where applicable.
- Elegant trim work: large crown molding in entry, kitchen, dining, family room, living room, and master suite.
- 5 1/4" base boards all downstairs.
- Large crown molding all downstairs except in garage, closets, or pantry.
- Custom bench and hooks in mud area where applicable.
- Custom built drop off area; if plan allows.
- 5/3 by casing on windows and doors downstairs.
- 5/6 panel interior doors.
- 8 ft. interior doors all downstairs.
- 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

- Classic European style elevations using materials chosen exclusively for Magnolia Preserve.
- Carriage style no-rot insulated 8 ft tall garage doors, including hardware.
- 1 exterior keyless garage door keypad.
- 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 or estate grey 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.
- Exterior shutters to be cedar planked, cedar picture framed, or louvered shutters per plan.
- 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 special mix gravel driveways and walkways.
- Ridge vent used for added ventilation.
- Wrought iron mailbox.
- 3 exterior hose bibs.
- Receptacle and cable on rear porch.
- 2nd flood light on rear of home.
- 4 outdoor receptacles. (one of which goes with cable on rear porch).
- 9' smooth ceilings downstairs or taller ceiling heights; per plan.
- Sheet rocked walls with square corners.
- Vaulted ceilings, raised ceilings, and 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.
- Kwikset® Venetian bronze or antique nickel Polo hardware throughout.
- Tile floors in all bathrooms (even vanity areas) and laundry room.
- Tile to go approximately 8" from ceiling for all tub/showers and showers.
- 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, half bath, office (on 1st floor if plan allows), foyer and rear entry.
- Generous lighting allowance with lots of recessed cans.
- Wire for fans in bedrooms, with separate switch. (hanging of fans not included, except in master bedroom)
- Play room, rear covered porch, and master bedroom include wiring and hanging for a fan with light kit. Family room is wired for a fan.
- Total of 2 phone and 6 cable outlets.
- Freezer circuit in laundry room
- Prewired for TV over fireplace with pipe (if applicable) from TV to area designated for equipment in family room or living room.
- 3 receptacles in garage.
- Cans in all hallways; per plan.

Included Features; The Magnolia Collection

- Deluxe gourmet kitchen with a Bosch® 36" cook top, Frigidaire® double oven, Bosch® dishwasher, Frigidaire® microwave, a Broan® vent hood, and a Moen® Disposal.
- Base cabinets in utility room for storage and folding; per plan. Upper cabinets in laundry room are 36" tall rather than 30".
- Custom built cabinetry that includes maple wood cabinets with your selection of a large selection of stain colors.
- Kitchen cabinets to be staggered from 42" to 48" where applicable and will have light rail, cove mold crown, 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.
- Custom built cabinets in kitchen including a garbage pull out in kitchen and cabinet with cookie sheet dividers where applicable.
- 42" deep island with legs at ends for wider look where applicable.
- Granite countertops in kitchen, laundry room, and all baths; including undermounted sink (multitude of color options). allowance, and under mount oval sink in bathrooms.
- Tile backsplash in kitchen; where applicable.
- Mirrors included in all full baths.
- Wire for 1 or 2 hanging lights in kitchen, rather than 1 can; lights included
- 2 or 3 under counter lights in kitchen (per plan). Including lights.
- 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.
- Homes include 2 water heaters.
- Free standing white Jacuzzi® brand (non-jetted) tub in master bath.
- Oil rubbed bronze, chrome, or brushed nickel Moen faucets throughout.
- Under mount fire white clay farm apron sink only in kitchen per plan

Magnolia Homes proudly provides included features from the following:



Quality Builders Warranty
— Builders of Integrity™ —
Backed by Liberty Mutual



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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OAK GROVE REALTY, LLC
901-309-0710

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