



est. 1987  
**MagnoliaHOMES**  
 CYPRESS GROVE

# The Arts & Crafts

BASE PLAN



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



ELEVATION E



ELEVATION F



## Cypress Grove

HEATED SQ. FT. 3432-4032  
 SQ. FT. UNDER ROOF 4107-4707

### BASE PLAN INCLUDES:

- 4 BEDROOMS
- 3 BEDROOMS DOWN
- 3 FULL BATHROOMS
- GAME ROOM UPSTAIRS
- FAMILY ROOM & GREAT ROOM
- 2 CAR GARAGE WITH STORAGE
- COVERED REAR PORCH

### Available options to add:

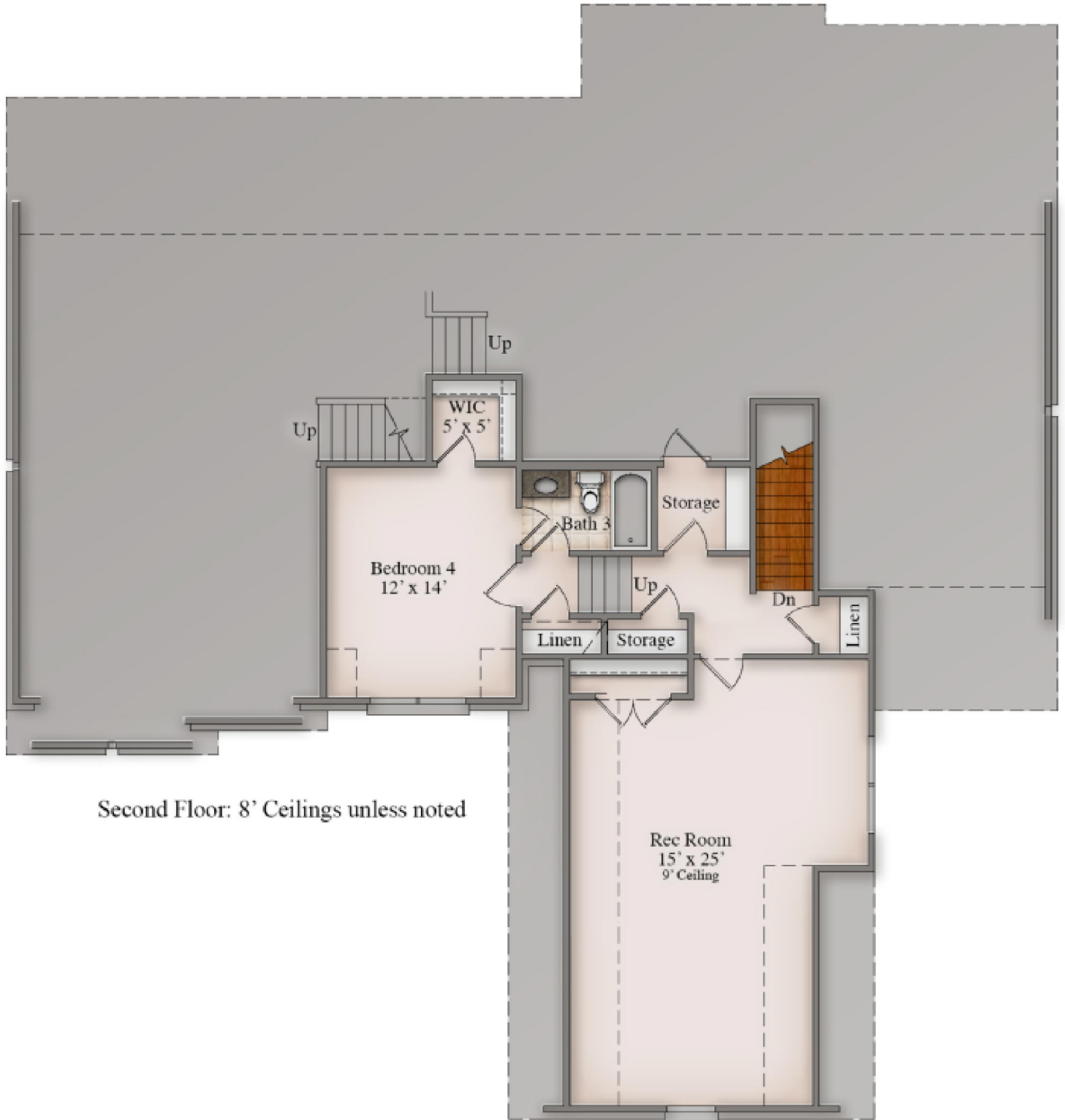
- OPTIONAL SINGLE GARAGE BAY ON SIDE OF HOME
- OUTDOOR LIVING OPTION
- OUTDOOR BRICK VENT FREE FIREPLACE OPTION
- OPTIONAL BUILT IN GAS GRILL
- WALK THRU SHOWER IN MASTER BATH OPTION
- OPTIONAL SITTING ROOM OFF OF MASTER BEDROOM
- OPTIONAL FRIENDS ENTRY AND HALF BATH\*\*
- OPTIONAL JACK-N-JILL BATH ON THE FIRST FLOOR
- BUTLER'S PANTRY OPTION
- OPTION TO ADD 3' TO DOUBLE GARAGE AND TO ROOM ABOVE

### Included:

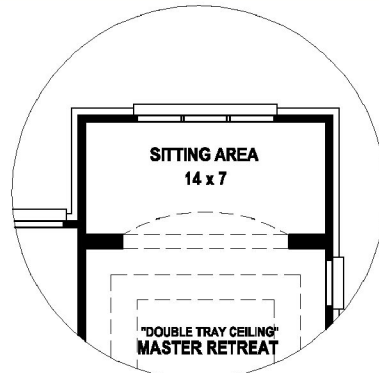
- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN.
- PELLA® WINDOWS ARE LOW-MAINTENANCE VINYL FRAMED WINDOWS = NO MORE PAINTING. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. SDL WINDOWS ON FRONT OF HOME & WINDOWS FACING STREET.
- AMANA® EQUIPMENT USED FOR HVAC, LTD. LIFETIME WARRANTY ON COMPRESSOR AND HEAT EXCHANGE WITH 10 YR. PARTS FOR THE ORIGINAL HOMEOWNER.



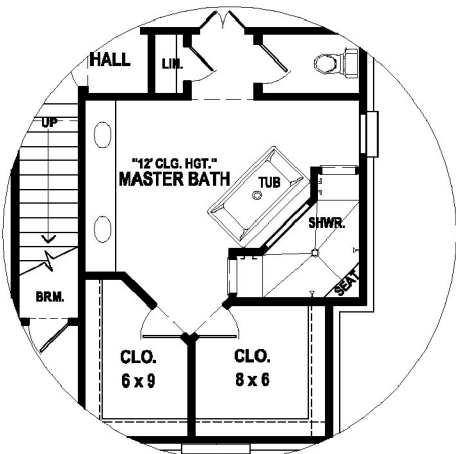
First Floor: 9' Ceilings unless noted



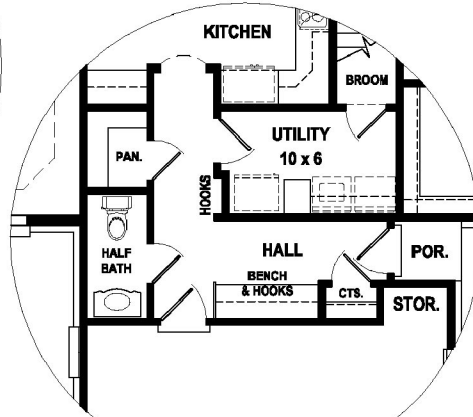
Second Floor: 8' Ceilings unless noted



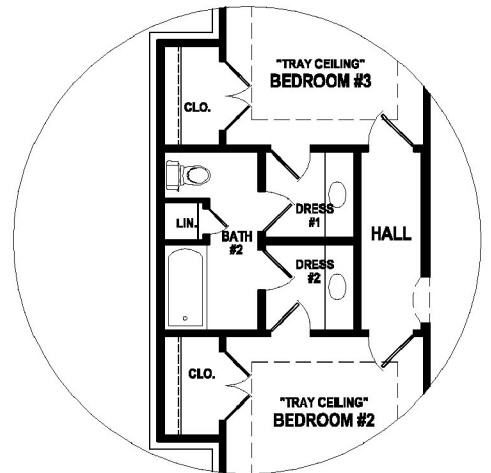
**"OPTIONAL"  
 SITTING ROOM**



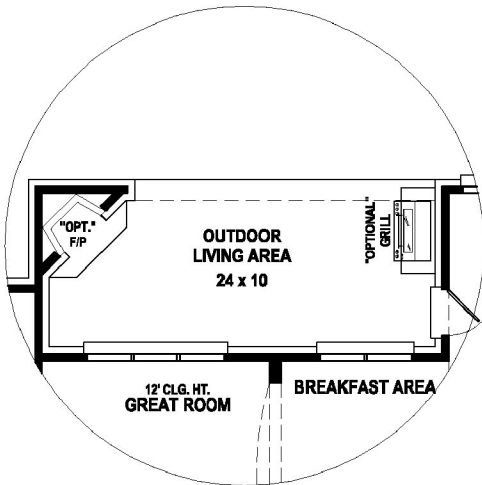
**"OPTIONAL"  
 MASTER BATH**



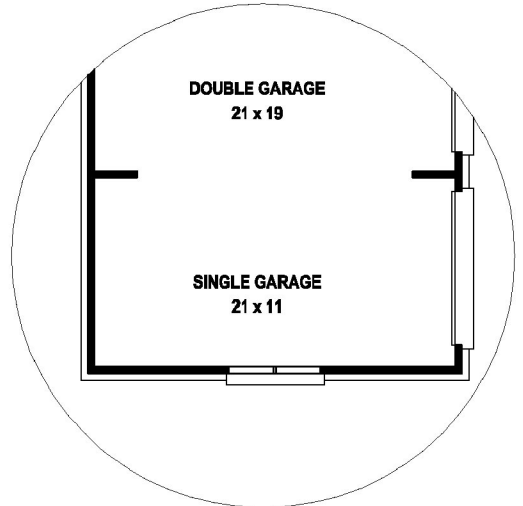
**"OPTIONAL"  
 HALF BATH &  
 FRIEND'S ENTRY**



**"OPTIONAL"  
 JACK-N-JILL BATH**



**"OPTIONAL"  
 OUTDOOR LIVING AREA**



**"OPTIONAL"  
 TRIPLE GARAGE**