



est. 1987  
**MagnoliaHOMES**

SHEPHERD'S CREEK

# The Fairhaven

BASE PLAN



ELEVATION A



## Shepherd's Creek

### Included:

HEATED SQ. FT. 5469-4969  
SQ. FT. UNDER ROOF 6311-6811

- 5 BEDROOMS INCLUDED
- 2 BEDROOMS DOWN
- 4 FULL BATHROOMS
- HALF BATHROOM DOWNSTAIRS
- REC ROOM UPSTAIRS
- 3 CAR GARAGE
- OUTDOOR LIVING AREA WITH FIREPLACE
- BUTLER'S PANTRY
- JACK & JILL UPSTAIRS
- FRIEND'S ENTRY

### 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.
- 10 YEAR LIMITED WARRANTY BY QUALITY BUILDERS WARRANTY CORPORATION; BACKED BY LIBERTY MUTUAL®
- ZOYSIA SODDED LAWN
- CUSTOM DESIGNED INSULATED CARRIAGE-STYLE GARAGE DOORS WITH WINDOWS AND HARDWARE



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