



est. 1987  
**MagnoliaHOMES**

SHEPHERD'S CREEK

# The Meadowbrook

BASE PLAN



ELEVATION A



## Shepherd's Creek

### Included:

HEATED SQ. FT. 5348-5548  
SQ. FT. UNDER ROOF 5827-6027

5 BEDROOMS INCLUDED  
2 BEDROOMS DOWN  
5 FULL BATHROOMS  
HALF BATHROOM DOWNSTAIRS  
MEDIA & PLAY ROOMS UPSTAIRS  
3 CAR GARAGE  
OUTDOOR LIVING AREA WITH FIREPLACE  
BUTLER'S PANTRY  
SEPARATE DINING ROOM & BREAKFAST ROOM

### 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



est. 1987  
**MagnoliaHOMES**

SHEPHERD'S CREEK

# The Meadowbrook

BASE PLAN



First Floor: 10' Ceilings unless noted



est. 1987  
**MagnoliaHOMES**

SHEPHERD'S CREEK

# The Meadowbrook

BASE PLAN



Second Floor