



est. 1987
MagnoliaHOMES

MAGNOLIA PRESERVE

The Orleans

BASE PLAN



ELEVATION A



ELEVATION B

Magnolia Preserve

Included:

HEATED SQ. FT. 4751-4951
SQ. FT. UNDER ROOF 5963-6163

115' HOME SITE PLAN

- 5 BEDROOMS INCLUDED
- 2 BEDROOMS DOWNSTAIRS
- 4 FULL BATHROOMS
- HALF BATHROOM DOWNSTAIRS
- LARGE GAME ROOM UPSTAIRS
- LARGE VAULTED COVERED PORCH ON REAR OF HOME
- OVERSIZED 3 CAR GARAGE

Available options to add:

- OPTIONAL COPPER SKINNY DECORATIVE LOUVERS ON ROOF
- OPTION 10' CEILING DOWNSTAIRS RATHER THAN 9' CEILINGS
- OPTIONAL BUTLER'S PANTRY INCLUDING STEP OUT, GLASS DOORS ON UPPER CABINETS AND ALSO INCLUDING UNDER CABINET LIGHTS AND GRANITE COUNTER TOPS
- OPTIONAL 6'8" METAL DOOR TO REAR YARD FROM GARAGE. INCLUDES 3-WAY SWITCH FOR FLOOD LIGHTS AND CONCRETE PAD AT DOOR OPENING.
- OPTIONAL SINK IN LAUNDRY ROOM TO BE FINISHED IN INCLUDED BASE CABINET
- OPTIONAL CEDAR BOX BEAMS ON REAR COVERED PORCH
- OPTIONAL CEDAR BOX BEAMS IN MASTER BEDROOM CEILING

Included:

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY, PER PLAN. SIDING SEEN FROM THE STREET WITH MITERED CORNERS.
- 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 FOR HVAC LTD. LIFETIME WARRANTY ON COMPRESSOR AND HEAT EXCHANGE WITH 10 YR. PARTS FOR THE ORIGINAL HOMEOWNER.



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First Floor: 9' Ceilings unless noted



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