



est. 1987  
**MagnoliaHOMES**

SHEPHERD'S CREEK

# The Farmhouse

BASE PLAN



ELEVATION A



## Shepherd's Creek

### Included:

HEATED SQ. FT. 5435 - 5635  
SQ. FT. UNDER ROOF 6500- 6700

5 BEDROOMS INCLUDED  
2 BEDROOMS DOWN  
5 FULL BATHROOMS  
HALF BATHROOM DOWNSTAIRS  
PLAY ROOM + BONUS ROOM  
4 CAR GARAGE  
OUTDOOR LIVING AREA WITH FIREPLACE  
BUTLER'S PANTRY  
STUDY AREA 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



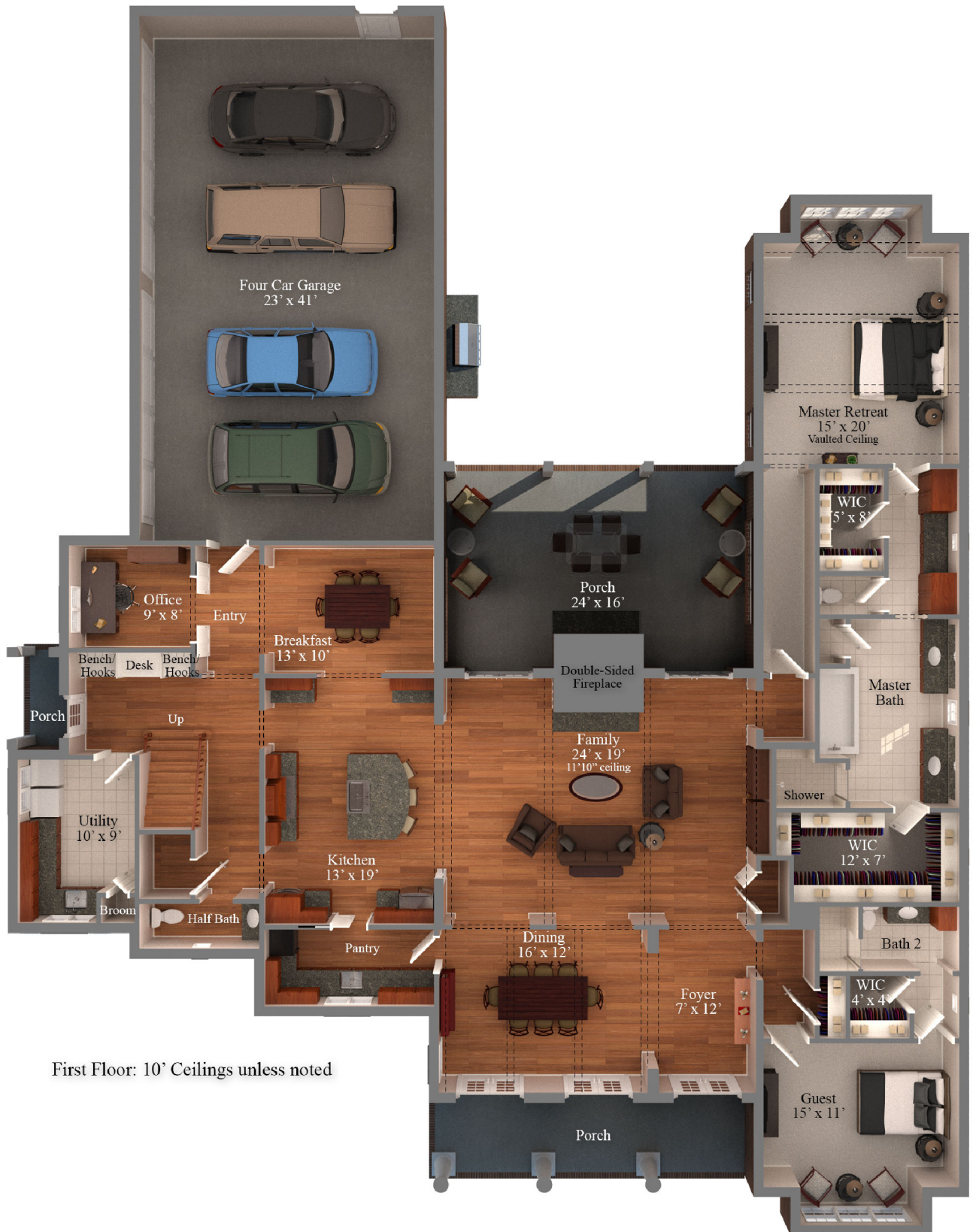


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BASE PLAN



First Floor: 10' Ceilings unless noted



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