



MagnoliaHOMES est. 1987

SHEPHERD'S CREEK

# The Chateau d' Ambroise

BASE PLAN



ELEVATION B



ELEVATION C

Shepherd's Creek

### Included:

5429 - 5629 HEATED SQ. FT.  
7126- 7326 SQ. FT. UNDER ROOF

5 BEDROOMS INCLUDED  
2 BEDROOMS DOWN  
5 FULL BATHROOMS  
HALF BATHROOM  
GAME ROOM UPSTAIRS  
3 CAR GARAGE WITH HUGE STORAGE  
AREA (EQUAL TO 4TH CAR GARAGE)  
OFFICE DOWNSTAIRS  
SCULLERY

### 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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