



est. 1987  
**MagnoliaHOMES**

OAK HILL

# The St. Eden

## BASE PLAN



ELEVATION A



ELEVATION B



ELEVATION C

*Oak Hill*

HEATED SQ. FT. 3719 PLUS  
SQ. FT. UNDER ROOF 4512 PLUS

4 BEDROOMS (2 DOWN)  
3 FULL BATHS  
REC ROOM UPSTAIRS  
2 CAR GARAGE  
OFFICE DOWNSTAIRS  
COVERED PORCH ON REAR OF HOME

*Available Options to Add:*

- DOUBLE DOOR ENTRY
- BATHROOM #4 UPSTAIRS
- BEDROOM #5 OR STUDY
- EXPANDED PRIMARY BATH WITH WALK THRU SHOWER
- HALF BATH DOWNSTAIRS
- SITTING ROOM IN PRIMARY RETREAT
- EXPANDED OUTDOOR LIVING SPACE WITH FIREPLACE

*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.



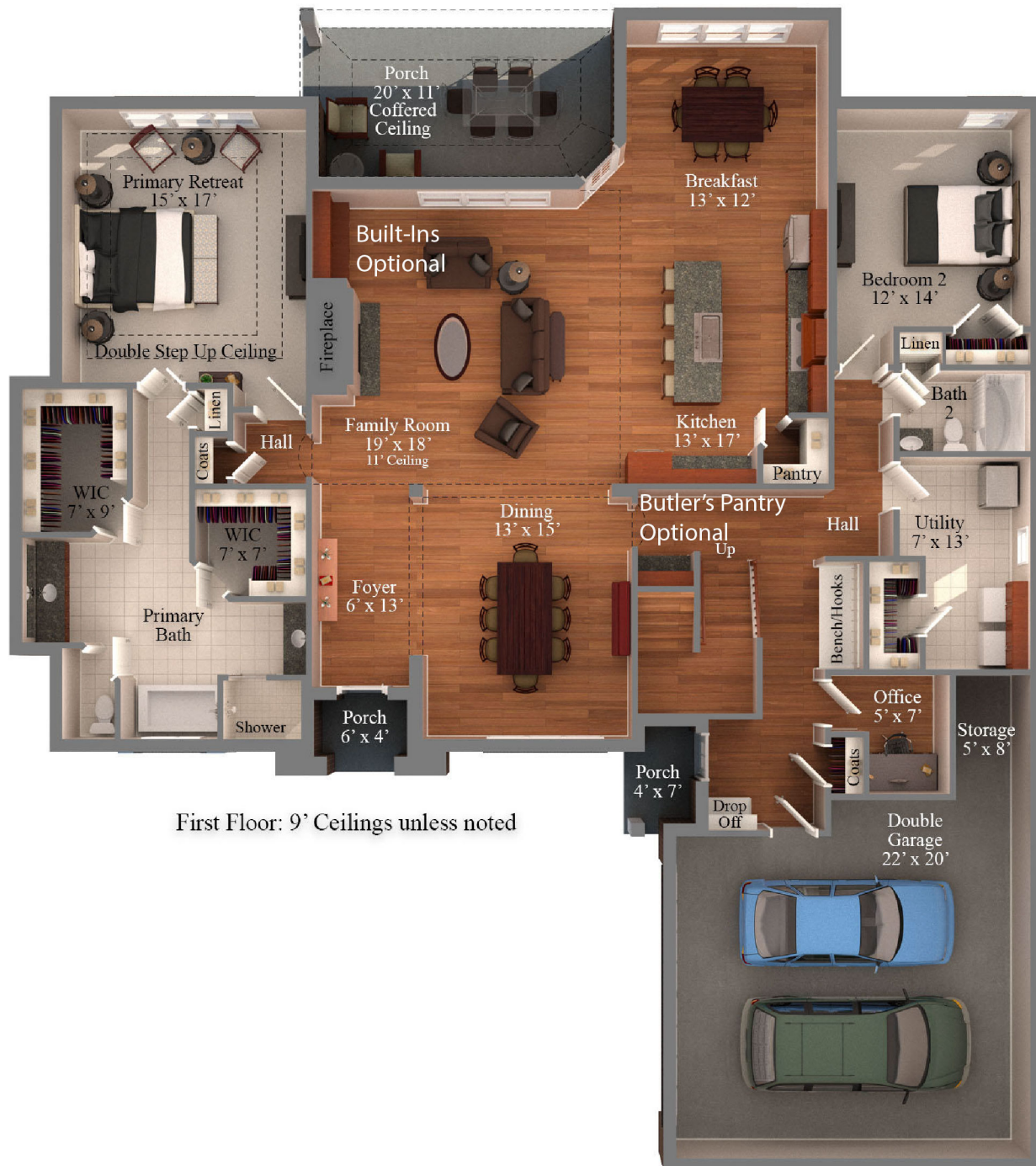


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## BASE PLAN



First Floor: 9' Ceilings unless noted

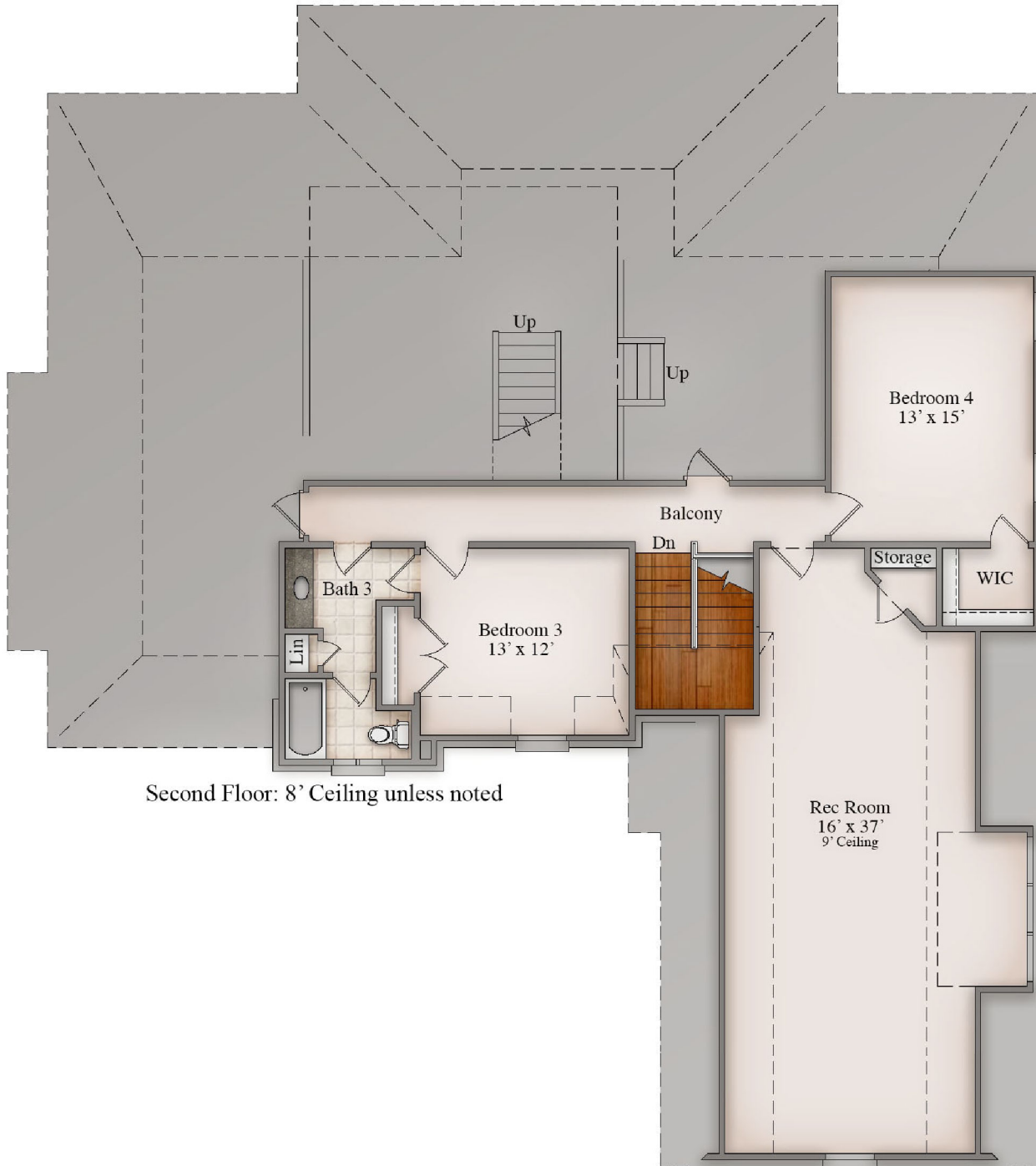


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## BASE PLAN



Second Floor: 8' Ceiling unless noted

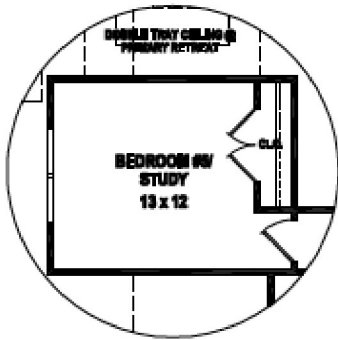


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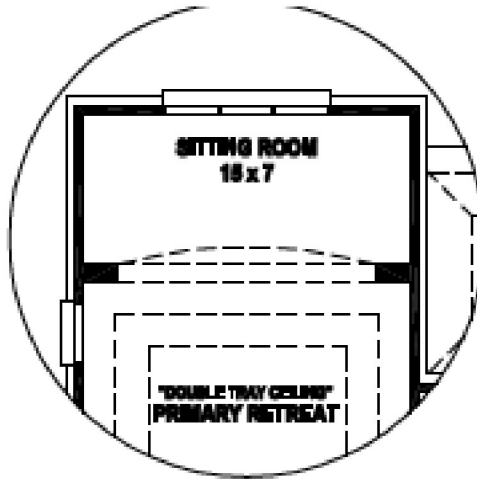
OAK HILL

# The St. Eden

## BASE PLAN



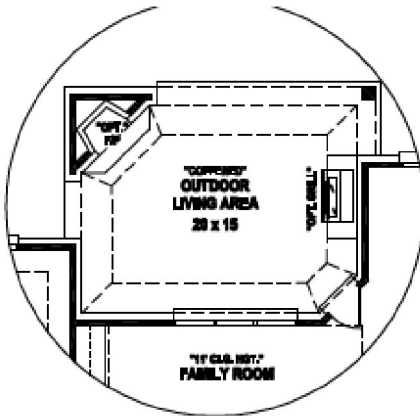
**"OPTIONAL"  
BEDROOM #5/  
STUDY**



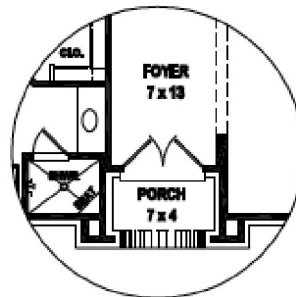
**"OPTIONAL"  
SITTING ROOM**



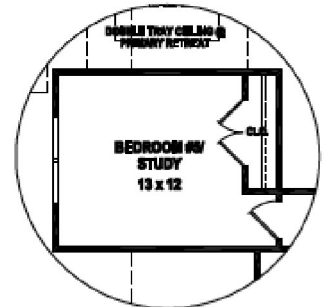
**"OPTIONAL"  
HALF BATH**



**"OPTIONAL"  
OUTDOOR LIVING AREA**



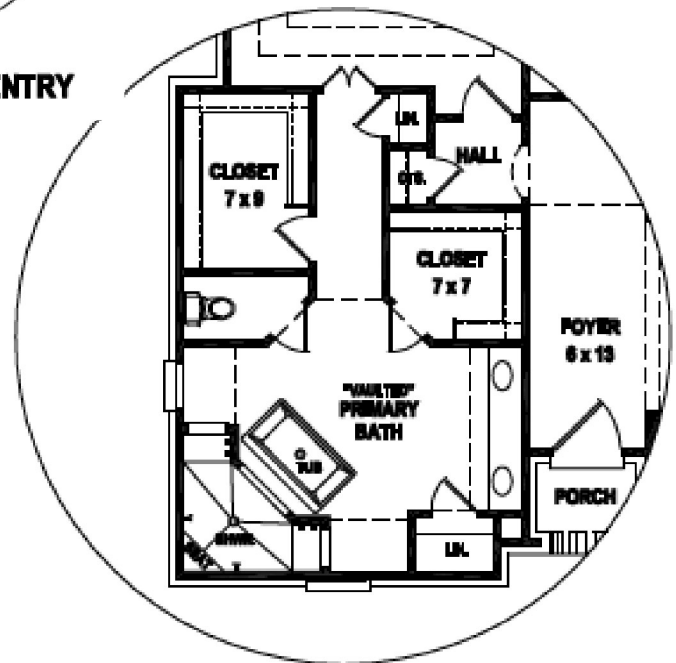
**"OPTIONAL"  
DOUBLE DOOR ENTRY**



**"OPTIONAL"  
BEDROOM #5/  
STUDY**



**"OPTIONAL"  
BATH #4**



**"OPTIONAL"  
PRIMARY BATH**