



MagnoliaHOMES est. 1987

SHEPHERD'S CREEK

The La Marca

BASE PLAN



Shepherd's Creek

Included:

5639-5839 HEATED SQ. FT.

- 5 BEDROOMS INCLUDED
- 2 BEDROOMS DOWN
- 5 FULL BATHROOMS
- HALF BATHROOM
- LARGE REC ROOM UPSTAIRS
- SCULLERY OFF KITCHEN
- 3 CAR GARAGE (OVERSIZED)
- OUTDOOR KITCHEN SPACE
- OFFICE DOWNSTAIRS
- FRIEND'S ENTRY
- SIZABLE PRIMARY CLOSET WITH ISLAND

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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First Floor: 10' Ceilings unless noted



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