



est. 1987  
**MagnoliaHOMES**

SHEPHERD'S CREEK

# The Oxford

## BASE PLAN



ELEVATION A

*Shepherd's Creek*

### Included:

JEFF BRAMLETT PLAN  
HEATED SQ. FT. 6457-6647

5 BEDROOMS INCLUDED  
2 BEDROOMS DOWN  
5 FULL BATHROOMS  
HALF BATHROOM  
HIS & HER PRIMARY BATHROOMS  
LARGE PLAYROOM & SEPARATE BONUS  
ROOM UPSTAIRS  
LARGE PLAYROOM DOWNSTAIRS  
LARGE 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
- PELLA ARCHITECTURAL SERIES WINDOWS WITH ALUMINUM CLAD FRAMES





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First Floor: 10' Ceilings unless noted



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