



est. 1987
MagnoliaHOMES
...that extra touch



CYPRESS GROVE

Distinctive Included Features – Magnolia Collection

*Magnolia Homes is proud to offer a 10 Year Limited Warranty by Quality Builders Warranty Corporation;
Backed by Liberty Mutual*

Exclusive Neighborhood Features

- Welcoming brick columned entrances with professional landscaping
- Ponds with fountains
- Streetlamps
- Sidewalks throughout the community
- Underground electric, telephone, gas, cable, water, sewer service
- Close proximity to new Hinton Park and Carriage Crossing
- Access to highly acclaimed Collierville Schools and the New Collierville High School

Superb Exterior Features

- Engineered foundations
- Tyvek® house wrap on entire home – including all joints taped and 10 yr. limited warranty
- Architecturally significant elevations
- James Hardie® HardiePlank siding with 30 yr. limited warranty
- James Hardie® HardiePlank trim with 15 yr. limited warranty
- Carriage style no-rot insulated 7' tall garage doors with exterior hardware and quieter belt-driven motors
- 8' Therma-Tru® Fiber-Classic front door(s) with insulated glass and multi-point locking system on double doors with Black hinges and Black Nickel Heirloom handle sets; *Single front doors will differ and have different door hardware options*
- Therma-Tru® exterior doors with insulated glass, black hinges and limited lifetime warranty for original homeowner*
- Pella® or Jeld-Wen® windows with Low-E advanced glass and Argon gas in all windows; GBGs on front of home and windows facing street**
- Professionally designed landscape package with fully sodded yards (except in wooded areas) and mature street trees (per home site recommendation)
- Keyless garage door keypad
- All homes include a covered area for protection over front/ exterior doors
- Owens Corning® Driftwood architectural roof shingles with *Limited Lifetime Warranty*

- High grade felt used under roofing to ensure maximum protection
- Queen size brick versus commercial King size
- Rafters and studs 16" on center with decking that includes energy-saving radiant barrier foil backing in attic***
- Dark Bronze pre-finished aluminum gutters on entire home with round downspouts on front of home
- Exposed cooper vents in brick; per plan
- All copper flashing on brick and other exposed areas (no required painting)
- Cedar shutters with dog ears
- Large covered back porch, per plan, includes ceiling fan with light kit
- All brick inside porch walls, even where stone is used, where applicable
- Oversized pea gravel driveways and walkways
- Three outdoor electrical receptacles
- Ridge vents used for added ventilation
- Three exterior hose bibs

Exceptional Interior Features

- Spacious, distinctive floorplans
- 9' or taller smooth ceilings downstairs including vaulted and step-up ceilings; per plan
- Sheet rocked walls with sophisticated square corners
- Inviting brick fireplace surround to include cedar mantel with flush hearth and 36" vent free fireplace with switch for gas logs
- Hardwood treads from 1st floor to landing
- 5/6 panel interior doors with black hinges
- 8' interior doors in main areas downstairs
- Schlage® satin nickel interior door hardware throughout
- Tile floors in all bathrooms and laundry room
- 8 lb. carpet pad versus standard 6 lb. pad
- Wide plank hardwood floors in kitchen, breakfast room, family room, living room, dining room, study (if on 1st floor), foyer, and rear entry
- Elegant, quality trim work including 5 ¼" base boards all downstairs and 4 ¼" crown molding in entry, dining, family, living, kitchen, breakfast, hall to master bedroom, master bedroom, and master bath. Two-piece crown molding in two-story entries



- 446 casing on all doors and windows (except arched windows) downstairs and 356 casing upstairs
- Custom built bench and hooks and drop off area in mud room; per plan
- Enhanced Jolie ornamental iron on stairways; per plan
- Custom-designed Inspired® closet shelving in all closets, pantry, and linen areas
- Curated lighting selections from Ferguson's®
- Game room, rear covered porch, and master bedroom include fan with light kit; Family room wired for fan
- Prewired with cable outlets
- Pipe to run wiring from TV location over fireplace to equipment area in Family Room or Living Room; per plan
- Fine Sherwin Williams interior paints in a variety of popular colors; One main wall color plus trim, ceiling, and vent hood colors

Luxury Kitchen Features

- Deluxe gourmet kitchen
- Appliances include Bosch® 36" cooktop, GE® oven, Bosch® dishwasher, GE® microwave, a Broan® vent hood, and Moen® disposal
- Custom built maple wood cabinetry with self-closing doors and drawers and large selection of stain and paint colors
- Cabinetry includes cabinet door style 905, light rail, cove mold, furniture base on island/ peninsula, knobs or pulls and refrigerator cabinet with extended legs (if no wall) as needed for aesthetics; Includes island/ peninsula with extended depth legs and faux door panels on sides of island/ peninsula OR upper cabinets to be staggered heights (per plan)
- Custom wood vent hoods in kitchen
- Multitude of granite countertop color options in kitchen and downstairs bathrooms
- DXV Single Bowl Undermount fire white clay farm apron sink
- Tile or stone backsplash in kitchen

Designer Bath Features

- Custom built maple wood cabinetry with self-closing doors and drawers and large selection of finishes
- Jacuzzi® (non-jetted) free-standing white tub in master bath
- Mirrors included in all full baths
- Furniture quality cabinetry in ½ bath; where applicable
- Master shower includes Durock® backer on walls, ceramic tile on walls and floors, and tiled seat
- Ceramic tile surround on all secondary tubs and showers throughout all baths with Durock® backer
- Oil-rubbed bronze, chrome, or brushed nickel Moen® bath fixtures throughout
- Wide selection of granite countertops for downstairs baths
- Cultured marble countertops in upstairs bathrooms

Quality Construction and Energy Efficient Features

- Higher than code R-value insulation (R-13), R-30 in ceilings where applicable
- Amana® Equipment used for HVAC, limited lifetime warranty on compressor and heat exchange with 10-year parts for the original homeowner
- HVAC with digital programmable thermostats****
- Cross bracing on long joist for extra support; All homes have stacked framing
- Tongue and groove sub flooring, screwed down, nailed, and glued to prevent squeaking; 50 yr. warranty
- All plumbing strapped to prevent water pipe vibration
- Permanent built stairs to the 3rd floor attic where applicable
- Large 2nd and 3rd floor attic spaces include flooring and ventilation; HVAC ductwork strapped up for increased attic usability
- Two 50-gallon electric hot water heaters
- GFI safety outlets in kitchen and baths
- Full security alarm downstairs with motion detector, two keypads, and interconnected smoke and carbon monoxide detectors, when available
- Uponor® Pex plumbing throughout



Magnolia Homes Mission Statement:

Magnolia Homes is more than a custom builder; we are your personal builder.

We are committed to design and personalized features that will reflect your distinctive taste and make your home as unique as your fingerprint.

We pledge our attention to craftsmanship, originality, superior materials, and dedication to your total satisfaction.

www.YourMagnoliaHome.com

Oak Grove Realty, LLC

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Magnolia Homes proudly partners with the following:



*Therma-Tru® exterior doors have a limited lifetime warranty on all all Therma-Tru® components which is everything on all exterior doors. Warranty is for the original homeowners only. Includes black hardware and hinges.

**Pella® Windows are low-maintenance vinyl framed windows that do not require painting. These windows included a limited lifetime warranty on nonglass materials that is nontransferable and a 20-year transferrable manufacturer limited warranty on the glass installed in Owner-Occupied Single Family Homes. Beyond original homeowner there is a 10-year transferrable limited warranty on all the nonglass materials at the Buyer's transfer of ownership. All transferrable warranties are based on original purchase date from Pella. Caulking will need to be maintained.

***Lowers temperature in attic 20 – 30 degrees

****All homes have appropriate certified tonnage including volume-controlled dampers at each supply run-out

-Changes to the included features list and substitutions of similar quality features may be made without notice-



THE MAGNOLIA DIFFERENCE

- **10-YEAR QBW WARRANTY – BACKED BY LIBERTY MUTUAL**
- **14" MINIMUM ABOVE GRADE SLABS W/ EXTRA REBAR - HELPS W/ DRAINAGE AND STABILITY**
 - **16" ON CENTER VS. 24" ON CENTER RAFTERS**
- **JAMES HARDIE® EXTERIOR TRIM & SIDING – ROT RESISTANT; NO PAINTING**
- **TYVEK® HOUSE WRAPPING AND TAPING – PREVENTS WATER INFILTRATION**
- **TEC SHIELD® VS REGULAR PLYWOOD DECKING – RADIANT BARRIER KEEPS ATTICS UP TO 30 DEGREES COOLER**
 - **UPONOR® PEX TUBING – LEAK AND FREEZE RESISTANT**
 - **OPTIONAL ½" FLASH COAT FOAM INSULATION – ENERGY EFFICIENT**
 - **OPTIMAL ATTIC VS STANDARD ATTIC (STAIRS, FLOORING, RAISED AIR DUCTS, ETC)**
- **AIR SEAL FOAM INSULATION AROUND WINDOWS AND EXTERIOR DOORS – ENERGY EFFICIENT**
- **R-30 INSULATION BLOWN INTO CEILINGS AND VAULTS; R-13 RATED ECO BATTS IN WALLS – ENERGY EFFICIENT**
- **5 ¼" BASEBOARDS DOWNSTAIRS; 4 ¼" CROWN UPSTAIRS – ELEGANT CHARACTER**
 - **CUSTOM BUILT SOLID WOOD CABINETS MADE IN THE USA**
 - **MOEN® FAUCETS**
- **CUSTOM SHELVEING BY INSPIRED CLOSETS – LOW MAINTENANCE; MAXIMUM STORAGE**
 - **WIDE PLANK HARDWOOD FLOORING - Main Areas**
 - **HIGHER DENSITY CARPET PADDING - PROLONGS LIFE OF CARPET**
 - **CUSTOM BUILT BENCH AND HOOKS – MAXIMUM ORGANIZATION**
- **INSULATED GARAGE DOORS WITH BELT DRIVEN MOTORS – QUIET & ENERGY EFFICIENT**
 - **CLEAN AND SAFE CONSTRUCTION SITES**
- **AMANA® MANUFACTURER WARRANTY - LIMITED LIFETIME WARRANTY ON COMPRESSORS AND HEAT EXCHANGERS**
- **PELLA® OR JELD-WEN® WINDOWS AND LOW-E ADVANCED GLASS/ ARGON GAS – LOW MAINTENANCE AND ENERGY EFFICIENT WITH EXTENSIVE WARRANTIES**
- **COPPER FLASHING VS GALVANIZED PAINTED FLASHING – LOW MAINTENANCE; NEVER NEEDS PAINTING**
 - **EUROPEAN ROUND DOWNSPOUTS ON FRONT OF HOMES -**
 - **FULLY LANDSCAPED – READY FOR MOVE-IN**
 - **ONE YEAR OF LAWN TREATMENT**
 - **CUSTOM DESIGNED PLANS**
 - **COVERED REAR PORCHES**