



**MAGNOLIA
HOMES**
EST. 1987

Oak Hill

The Roncier

PHASE III BASE PLAN



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

OAK HILL PHASE III RONCIER BASE PLAN

APPROX. HEATED SQ. FT. 3821+
APPROX. SQ. FT. UNDER ROOF 4886+

4 BEDROOMS+ (2 DOWN)
3.5 BATHS+
3 CAR GARAGE
JACK & JILL BATHROOM UP
GAME ROOM
FRIEND'S ENTRY

Included:

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN.
- JELD-WEN® WINDOWS ARE LOW-MAINTENANCE BRICKMOULD VINYL FRAMED WINDOWS! NO MORE PAINTING. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. GBG 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 PROVIDED BY Q.B.W.

Examples of Options to Add:

- 2 STORY FAMILY ROOM
- BEDROOM 5 & BATHROOM 5 UPSTAIRS
- BATHROOM 4 OPTION UPSTAIRS
- SCULLERY OFF KITCHEN, INCLUDING SINK
- SITTING ROOM OFF OF PRIMARY BEDROOM

- OUTDOOR LIVING WITH VENTLESS FIREPLACE & GRILL
- OFFICE DOWNSTAIRS (REMOVES HALF BATH)
- FULL GLASS SHOWER IN PRIMARY BATH
- SECOND OFFICE SPACE
- STUDY OPTION



First Floor: 9' Ceilings unless noted





"THE RONCIER"



Magnolia HOMES est. 1987 ...that extra touch

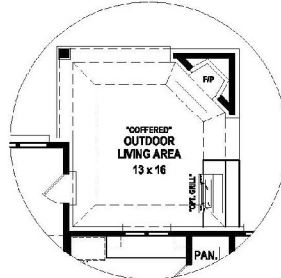
MAGNOLIA SIGNATURE COLLECTION / MAGNOLIA SERIES



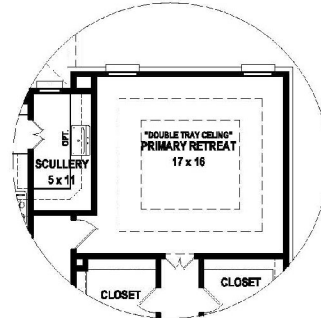
"OPTIONAL" OFFICE



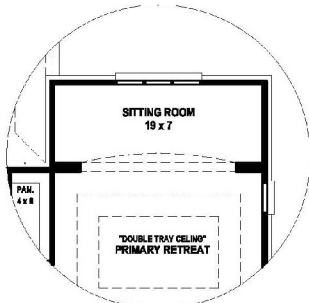
"OPTIONAL" GLASS SHOWER IN PRIMARY BATH



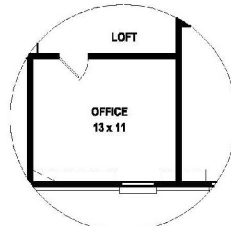
"OPTIONAL" OUTDOOR LIVING AREA



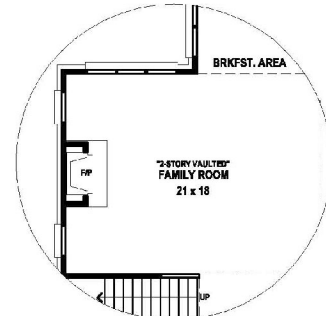
"OPTIONAL" SCULLERY



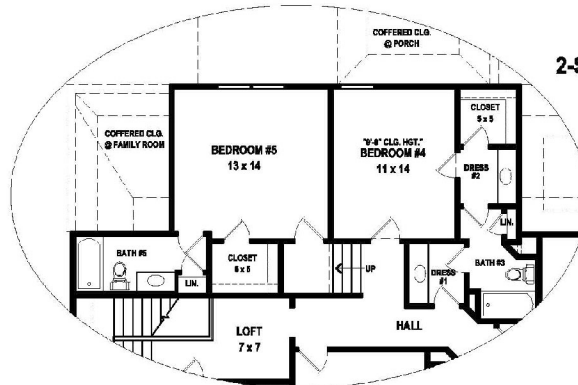
"OPTIONAL" SITTING ROOM



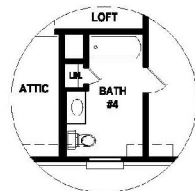
"OPTIONAL" OFFICE #2



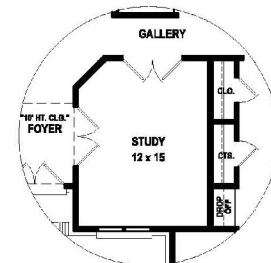
"OPTIONAL" 2-STORY FAMILY ROOM



"OPTIONAL" BEDROOM #5 & BATH #5



"OPTIONAL" BATH #4



"OPTIONAL" STUDY

NOTE IF "OPTIONAL" OFFICE OR BATH #4 ARE CHOSEN THEN THE CEILING IN THE FOYER & PORCH WILL GO TO 9' CLG. HGT.

Artist's conceptions, all plans subject to change.

www.yourmagnoliahome.com

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