



MAGNOLIA
HOMES
EST. 1987

OAK HILL SIGNATURE FEATURES

03.01.24

Exclusive Neighborhood Features

- Located near Peterson Lake and Shelton Road
- Community pool and clubhouse with expansive
common areas for recreation and play
 - Elegant Streetlamps
 - Sidewalks throughout the community
- Underground electric, telephone, gas, cable, water, sewer service -
Town of Collierville water, sewer, and trash services
- Close proximity to Johnson Park, Cox Park, Harrell Theater, and
Historic Collierville Town Square
 - Access to highly acclaimed Collierville Schools -
Tara Oaks Elementary, West Collierville Middle, and Collierville High



Exterior Features

- 3rd car garage with optional room above or single garage bay located on the side of the home (varies per plan).
- Keyless garage door keypad
- Construction:
 - Engineered foundations for enhanced stability.
 - Tyvek® house wrap for improved insulation and 10 yr. limited warranty.
 - Rafters and studs 16" on center w/ energy-saving decking that has radiant foil barrier backing in attic***
 - High grade synthetic felt used under roofing to ensure maximum protection
 - Queen size brick versus commercial King size
 - Exposed copper vents in brick; per plan
 - All copper flashing on brick and other exposed areas (no required painting)
 - Cedar shutters with dog ears
 - All brick inside front porch walls where applicable
 - Oversized washed pea gravel driveways and walkways
 - Ridge vents along top ridge of roof used for added ventilation for roof and attic
- Exterior Finish:
 - Durable James Hardie® siding and trim with 15-30 yr warranty.
 - Owens Corning® Driftwood or Estate Gray architectural roof shingles with Limited Lifetime Warranty
 - Stylish carriage style no-rot insulated 7' tall garage doors with hardware on exterior and quieter belt-driven motors.
 - Dark Bronze pre-finished aluminum gutters on entire home with round downspouts on front elevation of home where applicable
- Windows:
 - High-quality Jeld-Wen® windows with Low-E advanced glass and Argon gas and GBGs in windows
- Outdoor Living and Landscaping:
 - Professionally designed landscaping with fully sodded yards (except in wooded areas) and mature street trees (per home site recommendation - typically two but varies with home site).
 - Three exterior electrical receptacles
 - Large covered outdoor living includes ceiling fan and 4 recess cans
 - Additional uncovered concrete patio
 - Three exterior hose bibs
 - Three outdoor receptacles



Interior Features

- Ceilings:
 - 9ft. or taller ceilings downstairs and upstairs (where applicable - raised, vaulted, coffered, and/or step-up ceilings may be included variably per plan)
 - Smooth painted ceilings throughout home on 1st and 2nd floor
 - 9ft. ceilings upstairs (where applicable)
- Flooring:
 - Hardwood (Level 1) in central living areas downstairs including Primary Bedroom (excluding closet(s)), and bedroom 2 (including closet if closet is inside bathroom it will be tile to match bathroom floor).
 - Wood treads for all steps to 2nd floor including hardwood on landing if applicable
 - 8 lb. carpet pad versus standard 6 lb. pad
- Doors:
 - 8ft doors downstairs for an elegant look.
 - Two-panel interior doors with black hinges
- Trim and Molding:
 - 5 ¼" Cove crown molding all downstairs (excluding closets and garages).
 - 4 ¼" Cove crown molding all upstairs (excluding closets and angled ceilings, where picture mold is installed).
 - 7 ¼" Baseboards downstairs
 - 5¼" Baseboards upstairs
 - Shadowboxing on walls around the Primary tub up to the bottom of the window.
- Schlage®Satin Nickel Door Hardware; Black Door Hinges
- Inviting brick fireplace surround to include cedar mantel with flush hearth and 42" vent free fireplace with switch for gas logs
- Custom built bench and hooks or drop off; per plan
- Enhanced ornamental iron railing at stairways in Jolie style; per plan
- Custom designed Inspired Closet shelving in all closets, pantry, and linen closets per plan

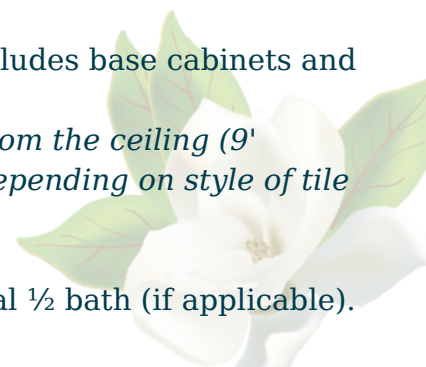


Kitchen Features

- Appliances and Fixtures:
 - GE® Double ovens with stacked microwave for enhanced cooking capacity.
 - Bosch® 36" gas cooktop and dishwasher.
 - Butler's cabinet on applicable plans - some plans do not offer space for one .
 - Garbage cabinet pullout in the kitchen for convenience.
 - Signature Hardware 33" Rowena Fireclay White Farmhouse Sink
- Countertops:
 - Variety of quartz countertop options for kitchen perimeter cabinets, kitchen island, and butler's cabinet if applicable
- Cabinetry:
 - Custom built maple wood cabinetry with self-closing doors and drawers and large selection of finishes
 - Cabinetry includes shaker panel door style, 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
 - Custom wood vent hoods in kitchen
 - Upper cabinets include stepping up and down so all cabinets are not the same level for aesthetics
- Backsplash:
 - Designer-selected backsplash options for kitchen perimeter.

Bath Features

- Half Bath Included Per Plan; *Furniture Quality Cabinetry from L&K included in all half baths; Includes a countertop and varies per vanity selections*
- Mirrors included in all full baths.
- Wide variety of curated porcelain tile options.
- **Primary Bath:**
 - Signature Hardware® Hibiscus (non-jetted) Oval Freestanding Tub
 - Frameless shower door for primary shower.
 - Drop shower floor for curbless entry for primary shower.
 - **Schluter** waterproofing system
 - *Tile on shower walls will stop approximately 12" from the ceiling (9' ceiling) or the crown molding if there is crown molding; will vary depending on style of tile used, tile borders, etc)*
 - Shadowboxing on walls around Primary tub up to the bottom of window
 - Custom built maple wood cabinetry with self-closing doors and drawers and large selection of finishes
- Countertops:
 - Variety of quartz countertop options
- **Secondary Baths & Laundry:**
 - Custom built maple wood cabinetry with self-closing doors and drawers and large selection of finishes
 - Variety of quartz countertop options for all baths
 - Steel Gray Leathered or similar countertop for laundry (laundry includes base cabinets and upper cabinets over washer & dryer areas)
 - *Tile on tub or shower surround walls will stop approximately 12" from the ceiling (9' ceiling) or the crown molding if there is crown molding; will vary depending on style of tile used, tile borders, etc.*
- Toilets:
 - Comfort height toilets in the Primary bathroom, Bath 2, and optional ½ bath (if applicable).



Plumbing Features

- Two 50-gallon electric hot water heaters
- Uponor PEX® plumbing throughout
- Fixtures:
 - High-quality Moen® Oil-rubbed bronze, chrome, or brushed nickel bath fixtures throughout.
 - Moen® Arbor Kitchen Sink Faucet
 - Moen® Brantford Bath Faucets
 - Rectangular sinks in all bathrooms.
- Shampoo boxes in all tub and shower surrounds
- All plumbing strapped to prevent water pipe vibration

Electrical and Technology Features

- Lighting:
 - 4 recessed cans in the Primary Bedroom and rear covered porch.
 - 4 recessed cans and a fan at the covered porch.
 - Wiring and hanging including for the hanging light in the Primary bath.
 - Recess cans in the upstairs hallway - per plan.
 - Freezer circuit in laundry or scullery if applicable
 - Wire for fan and light kit in each bedroom (neither fan nor hanging of fan included).
 - Wire for 1 or 2 hanging lights over island in kitchen (lights not included).
 - Wire for 2 or 3 under-counter lights in the kitchen (including lights).
 - Wire for 2 flood lights on the rear of the home.
 - Custom lighting allowances per plan.
 - Curated lighting selections from Ferguson's.
 - Game Room is wired for a fan with light kit.
 - Family Room wired for a nice hanging light.
- Technology:
 - One Cat VI Plus plug in the Family Room.
 - Additional receptacle and Cat VI Plus at the rear porch for TV.
 - Pipe to run wiring from TV location over fireplace to equipment area in Family Room; per plan
 - Cable outlet in each bedroom



Quality Construction and Energy Efficiency

- Insulation:
 - ½" Flash coat foam on exterior walls of heated areas.
 - Higher than code R-value insulation (R-13), R-30 in ceilings where applicable
- HVAC and Security:
 - Amana® Equipment used for HVAC, limited lifetime warranty on compressor and heat exchange with 10 yr. parts for the original owner.
 - Digital, programmable thermostats.
 - Pre-wired and finished out security system. Full security alarm downstairs with motion detector(s), two keypads(One by door to garage and other is in Primary Bedroom) and interconnected smoke and carbon monoxide detectors when available
- Energy Efficiency:
 - Energy-efficient windows and doors.
 - JELD-WEN® Windows are low-maintenance brick mould vinyl-framed windows with Low-E advanced glass & argon gas in all windows
 - GBG windows on front of home & windows facing street for architectural aesthetic.
 - Therma-Tru® 8' 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 offer Schlage hardware options.
 - Therma-Tru® exterior doors with insulated glass, black hinges, and limited lifetime warranty for original homeowner*
- 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
- 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 and out of the way where possible for increased usability in attic
- 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
- Fine Sherwin Williams interior paints in a variety of popular colors; One main wall color plus trim, ceiling, and vent hood colors



Magnolia Homes Mission Statement:

As your personal builder, Magnolia Homes is committed to innovative excellence, crafting uniquely personalized homes as distinctive as your fingerprint, and delivering exceptional experiences.

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Oak Grove Realty, LLC

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THERMA TRU
DOORS



Quality Builders Warranty
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84

LUMBER



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MOEN



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