



est. 1987
MagnoliaHOMES

...that extra touch

THE MAGNOLIA HOMES

Difference







Our Mission

At Magnolia Homes, we are more than a custom builder. We are committed to the design and personalized features that 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.

Karen Garner and Reggie Garner Jr.

US



THEM



Karen and Reggie pride themselves on their attention to detail and being involved from planning through closing. With over three decades of experience, hundreds of happy homeowners, and a son who is just as dedicated as she is, Karen Garner is secure in the knowledge that she can be proud of the Magnolia Homes legacy.

10-Year Limited QBW Warranty

US

10

YEAR LIMITED
WARRANTY



THEM

1

YEAR LIMITED
WARRANTY

Our QBW 10-year limited warranty gives you peace of mind that the largest investment of your lifetime is protected for 10 years, from the first day you own your home. And if you sell, it is automatically transferred to the new owner.

14" Minimum Above Grade Slabs with Extra Rebar

US



THEM



Reduces possibility of water infiltration and allows proper drainage of entire home site. The extra rebar increases the overall integrity of the foundation and gives each owner peace of mind.

16" On Center vs. 24" On Center

US



THEM



Magnolia Homes' extra step of 16" on center rafters makes a rigid, solid roof, and housing structure plus resistance to weather conditions.

James Hardie® Exterior Trim

US



THEM



Cement-based James Hardie® exterior trim is the standard for our homes, reducing termite, rot, and fire concerns along with much cost savings down the road, since you will not have to replace rotted wood. Also, James Hardie provides a 15-year limited warranty for the exterior trim.

All James Hardie® Board Siding

US



THEM



Cement-based James Hardie® siding is the standard for our homes, reducing termite, rot, and fire concerns. Also, James Hardie provides a 30-year limited warranty for the siding.

Real Tyvek® House Wrapping and Taping



Magnolia Homes' Real Tyvek® house wraps include taped joints and tape around windows. This helps prevent intrusion of outside water and helps seal the home, reducing utility bills year-round and saves you money. 10-year limited warranty from Tyvek by DuPont® against water intrusion.

TechShield vs. Regular Plywood Decking

US



THEM



TechShield® (Radiant barrier foil facing) decking in the attic reflects heat penetration. Energy efficient keeps attic cooler, which saves you money!

Pex Tubing for Plumbing

US



THEM



A flexible, clean, and quiet water distribution system eliminates singing and water hammering of pipes. Pex Tubing handles colder weather better than copper and PVC.

1/2" Flash Coat Foam Insulation

US



THEM



1/2" Flash Coat Foam insulation on all exterior walls of all heated rooms. This provides double the insulation of most homes and ensures a greener home.

Optimal Attic vs. Standard Attic

US



THEM



Raised air ducts for better attic floor storage and more usable space.

Air Seal Foam Insulation around Windows and Exterior Doors

US



THEM



Air infiltration at windows and doors can be costly to a homeowner in all seasons. Not only do we stand behind our design and craftsmanship, we build some of the most efficient homes by using air seal foam insulation at windows and doors when applicable.

R-30 Insulation Blown into Ceilings and Vaults; R-13 Rated E & C Batts in Walls

US



THEM



R-30 insulation in ceilings and vaults, where applicable, with wall insulation rated at R-13 means your Magnolia Home will help efficiently maintain your preferred climate in the hot summer months, as well as the winter. Saves you money!

Attic Flooring and Permanent Stairs to Attic Raised Areas or 3rd Floor Attics (where applicable)

US



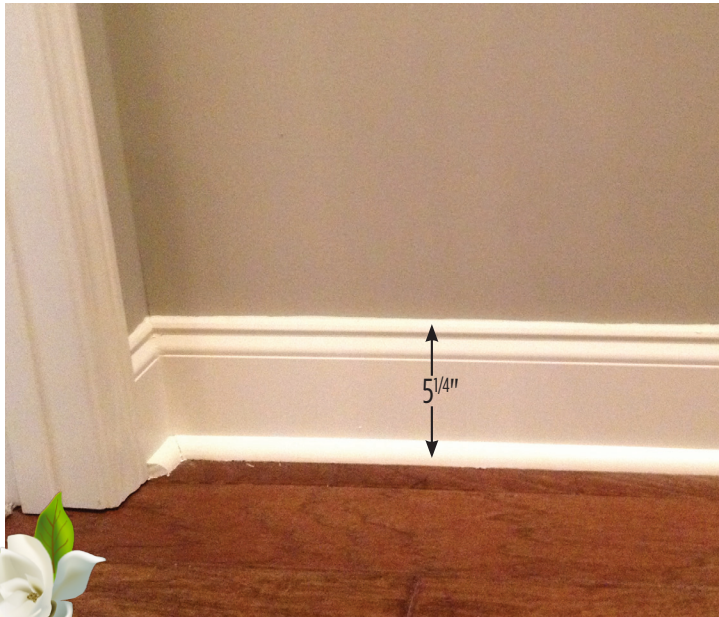
THEM



Easy access to walk-in attics and stairs (where applicable) make it easy to change furnace filters and maximizes storage areas due to compact wiring and duct work.

5^{1/4}" Base Boards Downstairs

US



THEM



Taller base boards separates Magnolia Homes from other builders - elegant and distinguished.

Custom Built Solid Wood Cabinets Made in the USA

US



THEM



Custom designed and built with solid wood. Other custom features include light rails, adjustable hinges on doors, self-closing drawers and doors, and false doors on sides of island. No retro-fitted fillers like factory cabinets.

Moen Faucets and Farm Sinks

US



THEM



Timeless designs and lasting finishes for both your kitchen and bath.

Custom Shelving

(in ALL Closets that receive shelving)

US



THEM



Customized, sturdy, maintenance-free, professionally installed, and never needs painting.

5" Wide Engineered, Hand Scraped Hickory Wood Floors

US



THEM



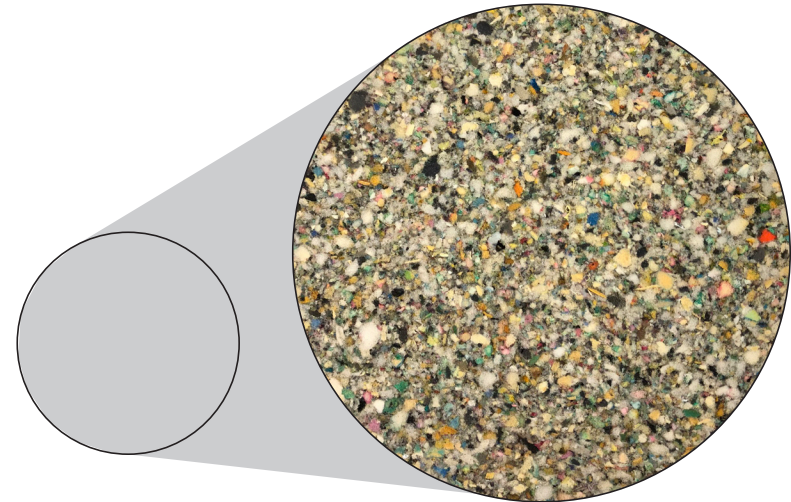
Durable, requiring less maintenance, with a limited lifetime structural manufacturer warranty and a 25-year limited manufacturer warranty on the finish.

(Except Shepherd's Creek)

Higher Density Carpet Padding

US

THEM



Magnolia Homes uses higher density bonded carpet padding which provides more support and cushioning and is more durable over time in high-traffic areas of the home.

Custom Bench and Hook

US



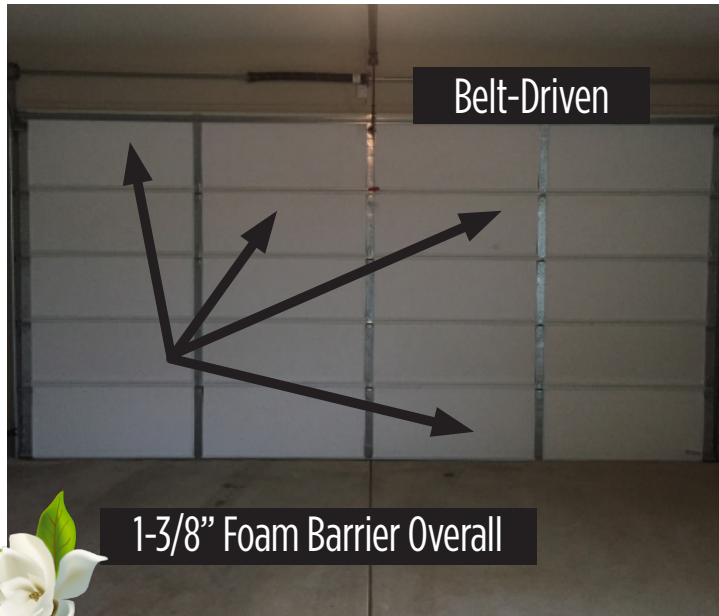
THEM



Keeps back entrance organized and clutter-free, while also providing additional storage.

Insulated Garage Doors with Belt Driven Motors

US



THEM



Less variance of temperature in winter and summer with quieter motor operation.

Clean and Safe Construction Sites

US



THEM



A clean environment produces better quality construction and overall cost reduction, showing that we care!

Amana Manufacturer Warranty

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THEM



Extend your Amana manufacturer's warranty for a total of limited lifetime on the compressors and heat exchangers and 10 years on parts at no additional charge for registering your equipment on line within 60 days after closing for the original homeowner. If the first homeowner sells the home, the warranty reverts back to the original warranty.

Pella® Windows with Low-E Advanced Glass & Argon Gas

US



THEM



Pella® Windows are low-maintenance vinyl framed windows, meaning no more painting. Low-E Advanced glass and Argon gas in all windows. Also, SDL look windows on front of home and windows facing street. Pella Windows include a limited lifetime manufacturer warranty on nonglass materials that is nontransferable and a 20 year transferrable limited warranty on the glass installed in Owner-Occupied Single Family Homes. Beyond original homeowner, there is a 10 year transferrable limited warranty on 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. Warranty information. <http://www.pella.com/support-center/warranties/>

(Except Shepherd's Creek)

Copper Flashing Vs. Galvanized Painted Flashing

US



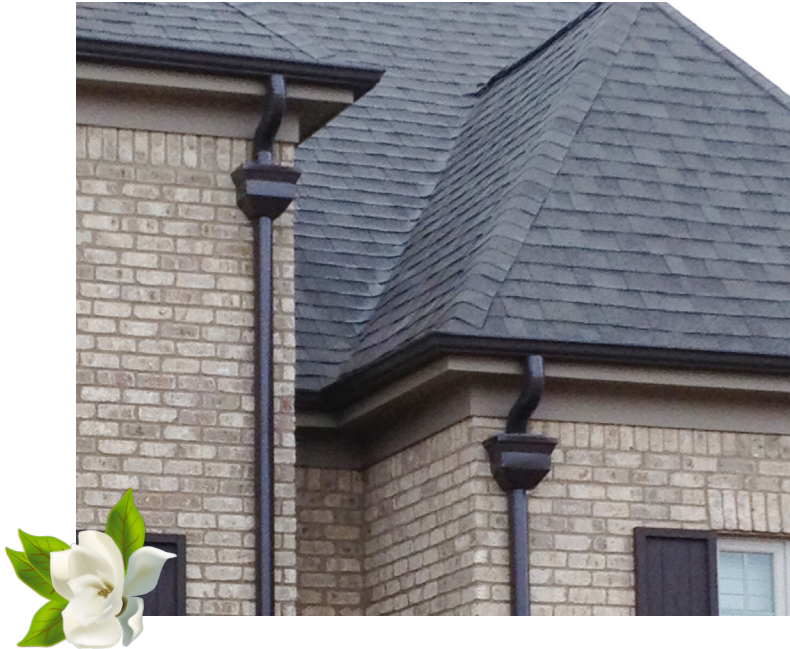
THEM



Separates Magnolia Homes from others because our flashing never rusts and never needs painting - another extra touch.

European Round Downspouts on front of homes

US



THEM



Separates Magnolia Homes from others, making them more elegant and distinguished. Never need painting.

(Except Shepherd's Creek)

Fully Landscaped

US



THEM



You will not need to do any additional landscaping so it will not require additional expense, time, or aching bones after you move in.

One Year of Lawn Treatment

US



THEM



Eliminates the need for weeding and fertilization of grass during your first year. Paid by Magnolia Homes, this saves you \$600 to \$1,600, depending on the size of yard.

Custom Designed Plans

US



THEM



Allows flexibility so each person can customize their home to fit their family's needs.

Covered Rear Porches with Ceiling Fans

US



THEM



Extends outdoor living with cooler, more comfortable setting and provides a very nice place for quality time with friends and family.

Amenities in Community

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Magnolia Communities have one or more additional amenities such as community pools, walking trails, community parks, common open spaces or ponds with fountains that are stocked for fishing. Each adding an extra touch.

Magnolia Homes is proud to partner with









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