

## MAGNOLIA SPRINGS

*Heritage Collection*

### EXTERIOR

- Beautifully designed elevations
- Upgrade elevations available
- Brick on front elevation to 1st floor plate height (per plan)
- 30-year weatherwood architectural shingles
- Energy efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, and double locks
- Cementitious fiber cement siding, fascia, soffit & trim
- Craftsman inspired insulated fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 5' X 5' broom finished concrete rear patio
- 3' broom finished privacy walk from driveway to entry
- Custom address block
- Choice of Sherwin Williams designer paint
- True dual coat exterior paint

### INTERIOR

- Soaring ceiling heights throughout home
- Craftsman-inspired raised panel interior doors with decorative casing
- Stainless finish door hardware
- Textured wall and ceiling finishes
- Decorative baseboards throughout home
- Ceiling fan with light kit at family and master bedroom
- Rounded sheetrock corners at impact areas
- Choice of designer interior wall paint
- Wood shelving and hanging rods in closets
- Clothes rod and shelf at utility room
- Telephone jack CAT5 prewire at family and master bedroom
- Cable TV jack prewire at master bedroom, family and game room (per plan)

### KITCHEN

- Flat-panel kitchen cabinets with 36" upper cabinets
- Frigidaire slide in gas range, dishwasher and space saver microwave
- 4 designer LED disk lights
- Wilsonart laminate countertops with ceramic tile backsplash
- Stainless steel dual bowl sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

### CUSTOMER SERVICE

- Ten year structural warranty
- Pre-start, pre-sheetrock and pre-move-in orientation meeting with construction manager

### ENGINEERING & SAFETY

- Guardian certified (visit: [www.guardiancertifiedhome.com](http://www.guardiancertifiedhome.com))
- Professionally engineered and designed post-tension foundations
- Professionally engineered framing design
- Numerous third-party inspections throughout construction process
- LP Top Notch Premium Subfloor
- Pressure treated sole plate
- Front and rear coach lights\*
- Smoke detectors interconnected in bedrooms and halls with battery back-up
- Carbon monoxide detector
- PEX water distribution system with main water shut-off access
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire
- Deadbolt locks on exterior doors

### FLOORING

- Choice of luxury vinyl plank flooring in entry, kitchen, baths and utility room (wet areas)
- Choice of Shaw carpet over 3/8" pad

### ENERGY EFFICIENCY

- National energy code- third party verified
- 15 SEER Rated Lennox HVAC system with environmentally friendly 410A refrigerant
- R38 Blown Insulation with Superior Air Sealing
- Multi-stage Mechanical and Energy Performance Testing
- Fresh air intake system and Honeywell media filter
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation (per plan)
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell WIFI- enabled programmable thermostat
- Exhaust vent fans at baths and utility room

### BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Wilsonart laminate countertops with 3" splash & white porcelain drop-in sink
- Choice of ceramic tile shower surround at all baths
- Chrome bath faucets, paper holder, and shower trim (with option)
- \*\*Luxury master bath option available includes separate tub and shower with window
- \*\*Optional dual vanities at master bath

### LANDSCAPING

- Five 3-gallon & ten 1-gallon shrubs
- One 1-1/2" caliper oak trees in front yard
- Fully fenced rear yard
- Fully sodded front & side yards to fence



5.1.2024

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