



Magnolia Springs

Heritage Collection

Included Features

[FirstAmericaHomes.com](https://www.FirstAmericaHomes.com)



Prices, features, square footages, amenities, incentives and availability are subject to change without notice. *Features may change when combined with options and may be substituted due to floorplan or elevation layout. See sales representative for more information. ©The Signorelli Company.

Exterior

- Beautifully designed elevations (upgrades available)
- Brick on front elevation to first floor plate height (per plan)
- 30-year weatherwood architectural shingles
- Energy-efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, double locks and screens
- Cementitious fiber cement siding, fascia, soffit and 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 1x4 casing
- Brushed Nickel door hardware
- Textured wall and ceiling finishes
- Decorative wood 1x4 baseboards throughout home
- Ceiling fan with light kit at family and owner bedroom
- Square-edge 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
- Cable TV and CAT5 prewire at family and owner suite; cable TV prewire in game room (per plan)

Kitchen

- Flat-panel kitchen cabinets with 36" upper cabinets
- Frigidaire slide-in gas range, dishwasher and exterior vented microwave
- 4 designer LED disk lights
- Wilsonart laminate countertops with choice of 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

- Industry-leading 10-year structural warranty
- Pre-start, pre-sheetrock and pre-move-in orientation meeting with construction manager
- Three hour design appointment with professional designer

Landscaping

- Five 3-gallon and ten 1-gallon shrubs
- One 1-1/2" Caliper Oak tree in front yard
- Fully fenced rear yard
- Fully sodded front and side yards to fence

Engineering & Safety

- Guardian certified (visit: guardiancertifiedhome.com)

- Professionally engineered and designed post-tension foundations and framing design
- Third-party inspections throughout construction
- LP Top Notch Premium Subfloor
- Pressure treated sole plate
- Front and rear coach lights*
- Interconnected smoke detectors with battery back-up in bedrooms and halls
- Carbon monoxide detector
- PEX water distribution system with main water shut-off
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire
- Front and rear exterior door deadbolt locks

Flooring

- Choice of luxury vinyl plank 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
- Energy-efficient HVAC system designed to meet performance criteria: Balanced airflow and proper duct sealing for maximum comfort; Humidity control to prevent indoor air quality issues; Verified refrigerant levels for safe and effective cooling and heating; Lasting performance with minimized wear and energy consumption
- 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 Focus Pro 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 and 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 owner bath option available includes separate tub and shower with garden window and dual vanities

_____ Buyer Initial