

# Magnolia Farms



## *Quality Home Features*

### **Entry and Foyer**

- Insulated metal front door with 4 light panel
- Laminate wood flooring

### **Family/Great Room**

- Ceiling fan with light kit
- Carpet flooring
- Crown molding

### **Kitchen/Dining Area**

- Raised panel painted custom cabinets
- Stainless Steel appliances: smooth top range, dishwasher, and microwave with vent system
- Full ceramic tile counter tops and backsplash
- Stainless steel sink
- Icemaker connection
- Ceramic tile flooring – Per Plan
- Island/Snack bar – Per Plan
- 4 Recessed can lights

### **Master Suite**

- Raised panel painted custom cabinets
- Walk-in closet with shelving
- Ceramic tile countertop
- Double bowl vanities
- Separate 4' shower
- Ceramic tile flooring in bathroom
- Ceiling fan with light kit

### **Hall Bath**

- Raised panel painted custom cabinets
- Tub/shower unit
- Ceramic tile countertop
- Ceramic tile flooring

### **Interior Features**

- Bedroom light fixtures braced for future fan
- Oil Rubbed Bronze finish door hardware
- Carpet in bedrooms and closets – Per Plan
- Washer/Dryer connections (electric only)
- Closet shelving
- Oil Rubbed Bronze plumbing fixtures
- Oil Rubbed Bronze light fixtures

### **Safety Features**

- Hard-wired smoke detector w/battery backup
- Deadbolts on front and side/rear door

### **Energy Related Items**

- R-30 blown attic insulation
- R-13 exterior wall insulation
- Energy efficient double pane “Low E” windows
- Electric water heater
- 14 SEER HVAC System

### **Exterior Features**

- Finished 2-car garage with opener per plan
- Low Maintenance brick, stucco, and vinyl siding exterior
- 2 floodlights
- Sodded front yards
- Pre-treated against termites
- 2 hose spigots