

# MAGNOLIA PARK

## Magnolia Park – Standard Selections

### Exterior Finishes

- ❖ **Garage Door** – Amarr® – Hillcrest 1000 – w/ Hardware
- ❖ **Foundation** – Mono Slab Foundation
- ❖ **Roofing** – GAF Timberline® – 30 Year – Architectural
- ❖ **Windows** – MI 4300® – Single Hung Vinyl – \*Low E, Argon Filled
- ❖ **Stone Veneer** – Centurion Stone®
- ❖ **Veneer Material** – Pine Hall Brick
- ❖ **Board & Batten** – Vinyl (Per Plan)
- ❖ **Shakes** – Vinyl (Per Plan)
- ❖ **Shutters** – Vinyl
- ❖ **Porch Ceilings** – D5 Vinyl
- ❖ **Soffits** – D5 Vinyl

### Plumbing

- ❖ **Lavatory Fixtures** – Moen® – Eva or Brantford – Chrome
- ❖ **Kitchen Sink Fixture** – Moen® – Camerist 7545C – Chrome
- ❖ **Tub/Shower Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Garden Tub Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Water Heater** – 50 Gallon Electric
- ❖ **Water Closets** – Mansfield® – Elongated Standard Height – White
- ❖ **Water Lines** – Pex Water Lines
- ❖ **Kitchen Sink** – 18 Gauge Stainless Steel w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- ❖ **Master Bathroom Shower** – 1 Piece Fiberglass
- ❖ **Guest Bath Tub/Shower** – 1 Piece Fiberglass

### Heating & Air Conditioning

- ❖ **Gas Furnace** – Trane® 80% Gas
- ❖ **Air Conditioning Unit** – Trane® XR16
- ❖ **Thermostat** – Honeywell® Digital
- ❖ **Ductwork** – Sealed & Tested for Leaks



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### Electrical/Lighting

- ❖ **Interior Light Fixtures** – Progress Lighting® – Madison Package
- ❖ **Exterior Light Fixtures** – Progress Lighting® – Westport
- ❖ **Kitchen Island Pendants** – (2) Progress Lighting® – Madison Package
- ❖ **Switch & Outlet Covers** – Standard – White – No Dimmers
- ❖ **Cable Outlets** – 2 in Great Room, 1 Per Guest Bedrooms, 2 in Master Bedroom, and 1 in Bonus
- ❖ **Ceiling Fans** – Great Room, Master Bedroom, Bonus, Covered Porch
- ❖ **Ceiling Fan Prewires** – Guest Bedrooms
- ❖ **Flood Lights** – (1) Buyer Selects Location
- ❖ **Can Lights** – Kitchen Ceiling, Over Tubs/Showers as Necessary
- ❖ **Wall Conduit** – Installed over Fireplace to Run AV Cables in Wall

### Interior Finishes

- ❖ **Interior Doors** – Hollow Core w/Choice of Door Style
- ❖ **Interior Door Hardware** – Better Home Products® – Marina – Brushed Nickel
- ❖ **Front Door Handle Set** – Better Home Products® – Van Ness – Brushed Nickel
- ❖ **Cabinets** (Kitchen & Baths) – Level 1
- ❖ **Cabinet Hardware** – Richelieu Board – Any Selection
- ❖ **Kitchen Cabinet Layout** – Traditional Upper Layout (Staggered)
- ❖ **Granite Kitchen Countertops** – Granite – Level 1
- ❖ **Vanity Bathroom Tops** – Granite – Level 1 w/ Undermount White Porcelain Sink Bowls
- ❖ **Shower Door** (Master Bath Only) – Full Frame – Brushed Nickel – Clear Glass
- ❖ **Bath Accessories** – Better Home Products® – Soma – Brushed Nickel
- ❖ **Ceiling Paint** – Sherwin Williams® – Bright Ceiling White Flat
- ❖ **Wall Paint** – Sherwin Williams® – Flat w/Choice of Color
- ❖ **Trim Paint** – Sherwin Williams® – White Semi-Gloss
- ❖ **Closet Shelving** – Ventilated White Wire
- ❖ **Baseboard** – 5 1/4" Speed Base
- ❖ **Door Casing** – 3 1/4" SM445
- ❖ **Window Trim** – Stool On Bottom, Drywall Returns w/ Casing
- ❖ **Crown Molding** – 3 5/8" #49 in Downstairs Living Areas
- ❖ **Kitchen Backsplash** – Level 1 Subway Tile



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### Floor Coverings

- ❖ **Engineered Hardwood** (Foyer, Kitchen, Dining, Breakfast, Great Room) – Mohawk – Level 1
- ❖ **Ceramic Tile** (Baths, Laundry, & Mud Room) – Daltile® – Level 1
- ❖ **Carpet** (Bedrooms, Stairs, Bonus) – Mohawk – Top Card®
- ❖ **Carpet Pad** – 5.5 lb. – Up 1

### Appliances

- ❖ **Dishwasher** – GE – GDF530PS
- ❖ **Disposal** – GE – GFC525
- ❖ **Microwave** – GE – JVM6175S
- ❖ **Range** – GE – JB655S

### “Behind The Walls”

- ❖ **Wall Framing** – Primary 2x4 Walls – 2x6 Where Specified on Plans – 16” on Center
- ❖ **Floor Joists** – Engineered Wood I-Joists
- ❖ **Insulation** – Batt Insulation in Walls, Blown Fiber Glass in Ceilings, Caulked Studs & Electrical Boxes
- ❖ **Roof Trusses** – Engineered Pre-Fabricated Wood Trusses
- ❖ **Dry Wall** – 1/2” on Walls and Ceilings, 5/8” Fire Rated on Garage Ceilings, 1/2” Mold Resistant around Tubs in Bathrooms

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