

# MAGNOLIA PARK

## Welcome to Magnolia Park

Arden's newest community, Magnolia Park, consists of 25 fully maintained twin homes. Located in Clemmons with excellent access to Highway 421 and I-40. Magnolia Park will offer two different home designs with the flexibility of options and personalization. All home designs offer a master bedroom suite on the main level, main-level study options, two-car garage, laundry room, expansive entertaining space, and outdoor living options. Magnolia Park is convenient for shopping, dining, medical, the local YMCA, and Tanglewood Park.

## Magnolia Park Homes Starting in \$300's

Magnolia Park, consists of 25 fully maintained twin homes. Homes range in price from \$390,000 to \$450,000.

## Utilities

City of Winston-Salem Revenue Division (Water)

Duke Energy

Piedmont Natural Gas



**ARDEN**  
HOMES **SIMPLY BUILT BETTER**

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BERKSHIRE HATHAWAY  
HomeServices  
Carolin's Realty

Development plans, site plans and renderings are conceptual. All features, specifications and amenities contained herein are illustrative only, and are subject to change at any time.  
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# Available Floor Plans

## Alamance A & B

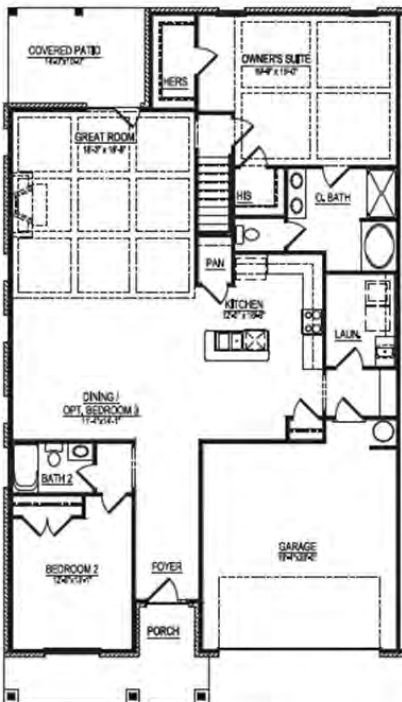


1.5 Story • 2,269 Sq. Ft.  
 2 Bedrooms | 2 Bathrooms OR  
 3 Bedrooms | 3 Bathrooms  
 Main Level Primary  
 Covered Porch

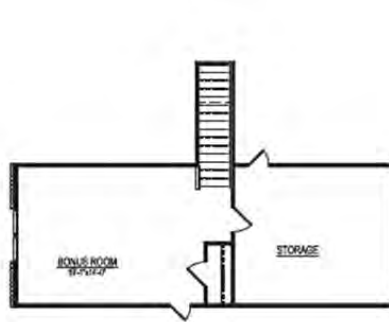
## Alamance C & D



Floor Plan & Elevation Options



First Floor Plan



Second Floor Plan



OPTIONAL BEDROOM 4



OPTIONAL ISLAND LOCATION

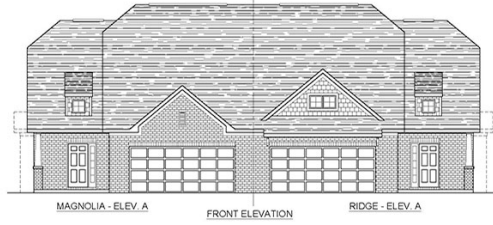


OPTIONAL BEDROOM 3

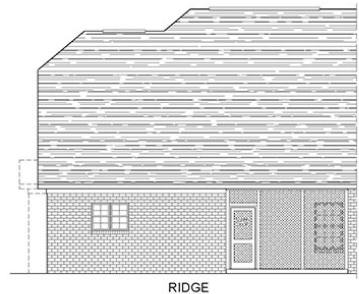
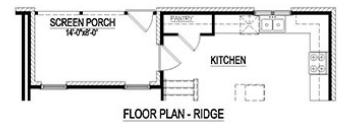
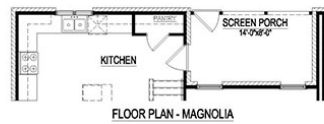
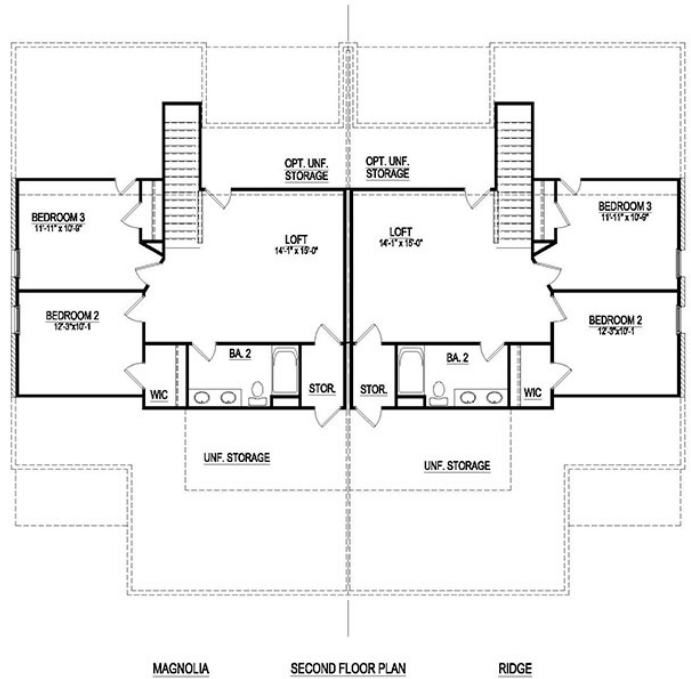
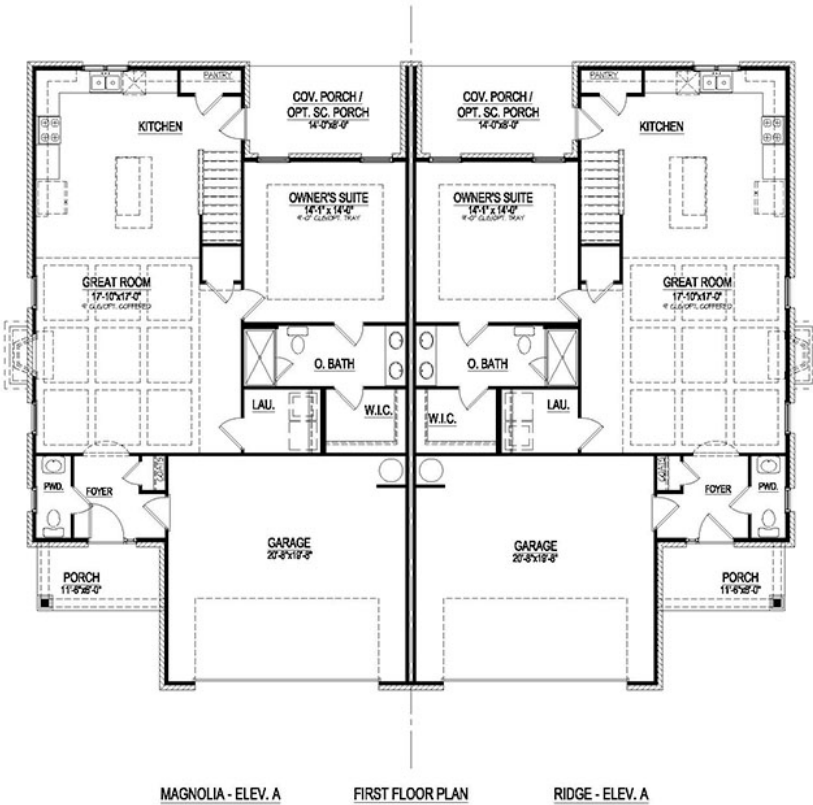
*\*All prices and plans are subject to change.*

# Available Floor Plans

## Magnolia Ridge



**1.5 Story • 1,886 Sq. Ft.**  
**3 Bedrooms | 2.5 Bathrooms**  
**Main Level Primary**  
**Floor Plan & Elevation Options**



*\*All prices and plans are subject to change.*

# 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



# MAGNOLIA PARK

## Magnolia Park – Standard Selections

### 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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## Magnolia Park – Standard Selections

### 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

9-22-2021

