

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

Electrical/Lighting

- **Interior Light Fixtures** – Progress Lighting® – Madison Package
- **Exterior Light Fixtures** – Progress Lighting® – Westport
- **Kitchen Island Pendants** – (2) Progress Lighting® – Madison Package



SIMPLY BUILT BETTER.



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Standard Selections

- **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

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



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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

Fireplace Optional



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We are constantly improving our homes. Arden Homes reserves the right to revise and/or substitute features, square footage, dimensions, specifications, architectural details, designs and pricing without notice.

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