

FEATURES BY COMMUNITY

Magnolia Trace



OVERHEAD AT PORCHES:

- T&G V-GROOVE (PAINTED OR STAINED)
- 3 1/4" STAIN-GRADE "CLEAR" CROWN PAINTED

FASCIA & SOFFIT:

- FIBER CEMENTITIOUS BOARD

VENEERS:

- BRICK, PAINTED BRICK, STUCCO, SMOOTH CEMENTITIOUS LAP SIDING, SMOOTH BOARD AND BATTEN, WOODGRAIN, OR SMOOTH SHAKER PANEL
- PAINTED SHERWIN WILLIAMS PURE WHITE 7005

SHUTTERS:

- OPERABLE WOOD WITH SCROLL HOOK HARDWARE (PAINTED) BOARD AND BATTEN AND Z-BRACED

DOORS:

- 3/4 INSULATED GLASS OVER 2 PANEL, 4 LITE - RED GRANDIS WOOD DOOR AT FRONT WITH EXT. PAINT GRADE OR STAINED GRADE BRICK MOULD (PAINTED OR STAINED)
- FULL INSULATED GLASS, 1 LITE - METAL DOOR AT REAR W/ EXTERIOR PAINT GRADE BRICK MOULD (PAINTED)
- INSULATED SOLID METAL DOOR AT THE GARAGE
- FLUSH PANEL GARAGE DOOR

DOOR HARDWARE:

- FRONT DOOR HANDLE SET
- INTERIOR KNOBS
- THRESHOLD: BRONZE

LANDSCAPING:

- PACKAGE C - SHRUBS AND GRAY LIMESTONE DRAINAGE ROCK
- SODDED YEAR - 10 PALLETS MAX
- PRIVACY FENCE & 1 SINGLE GATE FOR FRONT LOAD, 2 SINGLE GATES FOR ALLEY LOAD

CLIMATE CONTROL: ENERGY STAR

- SEER 2 AC & HEATING WITH PROGRAMMABLE THERMOSTAT
- R-8 HVAC DUCTWORK
- R-10 ATTIC ACCESS (ONLY WHEN IN CONDITIONED AREA)
- KITCHEN HOODVENT, UTILITY ROOM DRYER VENT, AND EXHAUST FANS FOR BATHROOMS ALL VENT TO THE OUTSIDE OF THE HOME
- FRESH AIR INTAKE WITH 8" X 8" GRILLE ON FRONT PORCH CEILING

COMMUNITY MAILBOX & 5" FLOATING NUMBERS

INSULATION:

- R-15 BLOWN-IN BLANKET IN WALLS
- R-38 BLOWN-IN IN CEILINGS & UNDERNEATH CATWALKS
- R-38 BATTS (SLOPED CEILINGS)

SHOWER:

- RECESSED CUSTOM TILE SHOWER WITH A CORNER SEAT & 80" FRAMELESS GLASS DOOR
- PREFORMED NICHE (UP TO TIER 18)

SINKS:

- DEEP UNDER-MOUNT EQUAL BOWL IN KITCHEN
- UNDERMOUNT PORCELAIN BOWLS IN BATHROOMS
- PEDESTAL SINK IN POWDER BATH (WHEN APPLICABLE)

FAUCETS:

- SINGLE HANDLE PULL-DOWN IN THE KITCHEN
- 8" WIDESPREAD TWO HANDLE IN BATHROOMS

ELONGATED TOILETS, FRAMED MIRRORS AND TOILET PAPER HOLDERS IN EACH BATHROOM

GARBAGE DISPOSAL WITH AIR SWITCH (PUSH BUTTON IN COUNTERTOP IF KITCHEN SINK IS IN THE ISLAND)

11.2 GPM TANKLESS WATER HEATER

UTILITIES:

- GAS-HOT WATER, STOVE, HVAC
- GAS DROP ON REAR PORCH

PAINT:

- CASHMERE FLAT FOR WALLS & CEILINGS
- SEMI-GLOSS FOR TRIM, CABINETS, PAINTED BEAMS & IN ALL CLOSETS
- INTERIOR DECORATIVE STAIN-GRADE WOOD - CLEAR SEAL

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FIREPLACE:

- VENTLESS GAS FIREPLACE WITH WOOD MANTLE AND TILE SURROUND

CABINETS:

- CUSTOM (PAINT GRADE) CABINETRY WITH HARDWARE
- CORBELS AT ISLAND OVERHANGS (UNLESS ISLAND HAS WING WALLS)
- ISLAND LEGS (IF APPLICABLE)
- CABINET PANELS AT ALL OVERHANG LOCATIONS
- CABINETS ABOVE TOILETS (EXCEPT WHEN LINEN CLOSET IS PRESENT)
- WOOD WRAP REFRIGERATOR
- CABINET ABOVE WASHER (EXCEPT WHEN CLOSET IS PRESENT), RODE & SHELF OVER DRYER
- SOFT CLOSE DOORS AT ALL CABINETS
- CUSTOM WOOD HOODVENT, POT DRAWERS, TRASH PULL, SIDE PANELS AT EXPOSED AREAS & BUILT-IN DRAWERS AT MASTER CLOSET

INTERIOR TRIM:

- BASEBOARDS - CLASSIC 5-1/4" WITH 3/4 ROUND
- CASINGS - CLASSIC 3-1/4" AND FULL WOOD CASED THROUGHOUT
- CROWN - CLASSIC 5-1/4" THROUGHOUT
- DOORS - HOLLOW CORE MASONITE (STYLE AS PER SELECTIONS), FRONT DOOR WITH PAINT GRADE INTERIOR CASING (PAINTED TO MATCH TRIM COLOR)

FLOORING:

- CERAMIC TILE IN ALL WET AREAS, AS PER PLAN, 1 GROUT COLOR
- VINYL PLANK IN MAIN AREAS AND ALL BEDROOMS & CLOSETS AS PER PLAN

COUNTERTOPS

- SLAB COUNTERTOPS IN KITCHEN & BATHROOMS
- FLAT BAR SUPPORTS - ALL SLAB OVERHANGS DEEPER THAN 12" WITHOUT CORBELS

RAISED CABLE AND ELECTRICAL OUTLET AT THE REAR/SIDE PORCH

BACKSPLASH:

- TILE BACKSPLASH FOR GARDEN TUBS MATCHES FLOOR TILE
- KITCHEN: FULL SUBWAY TILE - BRICK LAY (3X6 / 3X10) OR PATTERN LAY WITH FINISHED METAL EDGE TRIM
- BATHROOM VANITY: 4" CORRESPONDING BACKSPLASH IN BATHROOMS

LIGHTING:

- FIXTURES: PENDANTS AT THE ISLAND, HANGING FIXTURE AT THE FOYER & DINING (EXCLUDING CATHEDRAL CEILINGS), RECESSED LED IN THE DINING ROOM
- VANITY LIGHTS ABOVE SINKS
- GENERAL LIGHTING: RECESSED LEDS IN KITCHEN, LIVING, UTILITY, BATHS, PORCHES, AND HALLS (WALL SCONCES WHERE REQ'D)
- HVL, VL IN BATHROOMS
- FANS: IN LIVING ROOM, ALL BEDROOMS, STUDY, & REAR PORCH (LIGHT KITS ONLY IN BEDROOMS & STUDY)
- ADDITIONAL LIGHTING: WALL MOUNT LIGHT AT FRONT ELEVATION (PER PLAN), LED WRAP LIGHTS IN GARAGE, FLUSH MOUNT DISK LIGHTS IN WALK IN CLOSETS, UNDER CABINET LIGHTING IN KITCHEN, EXTERIOR MOTION FLOODLIGHTS (1 AT GARAGE)

APPLIANCES:

- 30" SLIDE-IN RANGE
- CUSTOM WOOD HOODVENT WITH LINER
- MICROWAVE WITH TRIM KIT
- DISHWASHER

USB OUTLET IN KITCHEN BACKSPLASH AND MASTER BEDROOM