



**MAGNOLIA**  
**HOMES**  
EST. 1987

## **CLASSIC FEATURES**

### **VILLAGE OF SAUNDERS CREEK**

## **Exclusive Neighborhood Features**

- Located off Hwy 57 conveniently within  
10 minutes from Hwy 385 and Collierville
- Community ponds, walking trails, and expansive  
common areas for recreation and play
  - Elegant Streetlamps
  - Sidewalks throughout the community
- Underground electric, telephone, gas, cable, water, sewer service -  
Town of Rossville water, sewer, and trash services
- Close proximity to Rossville Town Square and Wolf River
  - Low Fayette County taxes
- Pinnacle of quiet life yet convenient to major amenities and  
thoroughfares



## Exterior Features

- Keyless garage door keypad
- Construction:
  - Engineered foundations for enhanced stability.
  - 1/2" Flash coat foam on exterior walls of heated areas
  - Tyvek® house wrap for improved insulation and 10 yr. limited warranty.
  - Rafters and studs 16" on center w/ energy-saving decking that has radiant foil barrier backing in attic\*\*\*
  - High grade synthetic felt used under roofing to ensure maximum protection
  - Queen size brick versus commercial King size
  - Exposed copper vents in brick; per plan
  - All copper flashing on brick and other exposed areas (no required painting)
  - Cedar shutters with dog ears
  - All brick inside front porch walls where applicable
  - Oversized washed pea gravel driveways and walkways
  - Ridge vents along top ridge of roof used for added ventilation for roof and attic
- Exterior Finish:
  - Durable James Hardie® siding and trim with 15-30 yr warranty.
  - Owens Corning® Driftwood architectural roof shingles with Prorated Limited Lifetime Warranty
  - Stylish carriage style no-rot insulated 7' tall garage doors with hardware on exterior and quieter belt-driven motors.
  - Dark Bronze pre-finished aluminum gutters on entire home with round downspouts on front elevation of home where applicable
- Windows:
  - JELD-WEN® Windows are low-maintenance brickmould vinyl framed windows. Low-E advanced glass & argon gas in all windows! GBG windows on front of home & windows facing street. Limited Lifetime Warranty for basic product coverage (including performance of the glass seal) – transferable for up to 10 years. Stress cracks in glass warrantable up to 1 year. Labor warrantable up to 2 years from date of sale of the windows themselves.
- Outdoor Living and Landscaping:
  - Professionally designed landscaping with fully sodded yards (except in wooded areas) and mature street trees (per home site recommendation - typically two but varies with home site).
  - Three exterior electrical receptacles
  - Large covered outdoor living includes ceiling fan and 4 recess cans
  - Additional uncovered concrete patio off rear porch
  - Three exterior hose bibs



# Interior Features

- Ceilings:
  - 9ft. or taller ceilings downstairs and upstairs (where applicable - raised, vaulted, coffered, and/or step-up ceilings may be included variably per plan)
  - Smooth painted ceilings throughout home on 1st and 2nd floor
- Flooring:
  - Hardwood (Level 1) in central living areas downstairs including Primary Bedroom (excluding closet(s)), and bedroom 2 (including closet if closet is inside bathroom it will be tile to match bathroom floor).
  - Wood treads for all steps to 2nd floor including hardwood on landing if applicable
  - 8 lb. carpet pad versus standard 6 lb. pad
- Doors:
  - 8ft doors downstairs for an elegant look.
  - Two-panel interior doors with black hinges
- Trim and Molding:
  - 5 ¼" Cove crown molding all downstairs (excluding closets and garages).
  - 7 ¼" Baseboards downstairs
  - 5¼" Baseboards upstairs
  - Shadowboxing on walls around the Primary tub up to the bottom of the window.
- Schlage®Satin Nickel Door Hardware; Black Door Hinges
- Inviting brick fireplace surround to include cedar mantel with flush hearth and 42" vent free fireplace with switch for gas logs in Family Room
- Custom built bench and hooks or drop off; per plan
- Enhanced ornamental iron railing at stairways in Jolie style; per plan
- Custom designed Inspired Closet shelving in all closets, pantry, and linen closets per plan

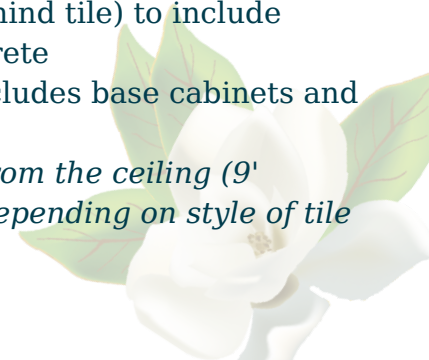


## Kitchen Features

- Appliances and Fixtures:
  - GE® Double ovens with stacked microwave for enhanced cooking capacity.
  - Bosch® 36" gas cooktop and dishwasher.
  - Garbage cabinet pullout in the kitchen for convenience.
  - Signature Hardware White Farmhouse Sink
- Countertops:
  - Variety of quartz countertop options for kitchen perimeter cabinets, kitchen island, and butler's cabinet if applicable
- Cabinetry:
  - Custom built maple wood cabinetry with self-closing doors and drawers and large selection of finishes
  - Cabinetry includes shaker panel door style, light rail, cove mold, furniture base on island/ peninsula, knobs or pulls and refrigerator cabinet with extended legs (if no wall as needed for aesthetics)
  - Custom wood vent hoods in kitchen
  - Upper cabinets include stepping up and down as applicable for aesthetics; per plan and cabinet layout
- Backsplash:
  - Designer-selected backsplash options for kitchen perimeter.

## Bath Features

- Mirrors included in all full baths.
- Wide variety of curated porcelain tile options.
- Rectangular sinks in all bathrooms
- **Primary Bath:**
  - Signature Hardware® Hibiscus (non-jetted) Freestanding Tub
  - Frameless shower door for primary shower.
  - Drop shower floor for curbless entry for primary shower.
  - Walls and floor of shower to include water-proofing system that includes a 10-year warranty from Laticrete
  - Ceramic Tile on shower walls (*Tile on the walls of the showers and tub/shower surrounds will stop approximately 12" from the ceiling (9ft. ceiling) or the crown molding if there is crown molding; will vary depending on style of tile used, tile borders, etc.*)
  - Shadowboxing on walls around Primary tub up to the bottom of window
  - Custom built maple wood cabinetry with self-closing doors and drawers and large selection of finishes
- Countertops:
  - Variety of quartz countertop options
- **Secondary Baths & Laundry:**
  - Optional base cabinets in laundry room
  - Variety of quartz countertop options for all baths
  - Walls and floor of shower (or if tub is used then the walls of tub behind tile) to include water-proofing system that includes a 10-year warranty from Laticrete
  - Steel Gray Leathered or similar countertop for laundry (laundry includes base cabinets and upper cabinets over washer & dryer areas)
  - *Tile on tub or shower surround walls will stop approximately 12" from the ceiling (9' ceiling) or the crown molding if there is crown molding; will vary depending on style of tile used, tile borders, etc.*



## Plumbing Features

- Two 50-gallon electric hot water heaters
- Uponor PEX® plumbing throughout
- Fixtures:
  - High-quality Moen® Oil-rubbed bronze, chrome, or brushed nickel bath fixtures throughout.
  - Moen® Arbor Kitchen Sink Faucet
  - Moen® Brantford Bath Faucets
  - Rectangular sinks in all bathrooms.
- Shampoo boxes in all tub and shower surrounds
- All plumbing strapped to prevent water pipe vibration

## Electrical and Technology Features

- Lighting:
  - 4 recessed cans in the Primary Bedroom and rear covered porch.
  - 4 recessed cans and a fan at the covered porch.
  - Wiring and hanging including for the hanging light in the Primary bath.
  - Recess cans in the upstairs hallway - per plan.
  - Freezer circuit in laundry or scullery if applicable
  - Wire for 1 or 2 hanging lights over island in kitchen (lights not included).
  - Wire for 2 or 3 under-counter lights in the kitchen (including lights).
  - Wire for 2 flood lights on the rear of the home.
  - Custom lighting allowances per plan.
  - Curated lighting selections from Ferguson's.
  - Game Room is wired for a fan with light kit.
  - Family Room wired for a nice hanging light.
- Technology:
  - One Cat VI Plus plug in the Family Room.
  - Additional receptacle and Cat VI Plus at the rear porch for TV.
  - Pipe to run wiring from TV location over fireplace to equipment area in Family Room; per plan
  - Cable outlet in each bedroom
- Electrical upgrade package included:
  - Freezer circuit in laundry
  - Cans in upstairs hallway
  - Block for fans in secondary bedrooms - fans and hanging of fans not included
  - Wire for 1 or 2 hanging lights in kitchen rather than 1 can- lights not included
  - 2 or 3 under counter lights in kitchen (per plan- including lights)
  - Receptacle and cable (CAT VI Plus) on rear porch
  - 2nd flood light on rear of home



# Quality Construction and Energy Efficiency

- Insulation:
  - ½" Flash coat foam on exterior walls of heated areas.
  - Higher than code R-value insulation (R-13), R-30 in ceilings where applicable
- HVAC and Security:
  - Amana® Equipment used for HVAC, limited lifetime warranty on compressor and heat exchange with 10 yr. parts for the original owner.
  - Digital, programmable thermostats.
  - Pre-wired and finished out security system
    - Full security alarm downstairs with motion detector(s) and one Tuxedo keypad with screen that allows add-ons to control thermostats, lights etc.
  - Smoke detectors and carbon monoxide detectors
- Energy Efficiency:
  - Energy-efficient windows and doors.
  - JELD-WEN® Windows are low-maintenance brick mould vinyl-framed windows with Low-E advanced glass & argon gas in all windows
  - GBG windows on front of home & windows facing street for architectural aesthetic.
  - Therma-Tru® 8' Fiber-Classic front door(s) with insulated glass and multi-point locking system on double doors with black hinges and black nickel Heirloom handle sets
    - Single front doors offer Schlage hardware options.
  - Therma-Tru® exterior doors with insulated glass, black hinges, and limited lifetime warranty for original homeowner\*
- Cross bracing on long joist for extra support; All homes have stacked framing
- Tongue and groove sub flooring, screwed down, nailed, and glued to prevent squeaking; 50 yr. warranty
- Permanent built stairs to the 3rd floor attic where applicable
- Large 2nd and 3rd floor attic spaces include flooring and ventilation
- HVAC ductwork strapped up and out of the way where possible for increased usability in attic
- GFI safety outlets in kitchen and baths
- Fine Sherwin Williams interior paints in a variety of popular colors; One main wall color plus trim, ceiling, and vent hood colors



## Magnolia Homes Mission Statement:

*As your personal builder, Magnolia Homes is committed to innovative excellence, crafting uniquely personalized homes as distinctive as your fingerprint, and delivering exceptional experiences.*

[www.YourMagnoliaHome.com](http://www.YourMagnoliaHome.com)

Oak Grove Realty, LLC

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**THERMA TRU**  
DOORS



Quality Builders Warranty  
Builders of Integrity™  
Backed by Liberty Mutual

**84**

**LUMBER**



**SIGNATURE**  
HARDWARE



**MOEN**



**General Shale**

**Tyvek**

**Amana**  
Heating & Air Conditioning



Trust your home to Schlage.



**BOSCH**

**FERGUSON**



**JELD-WEN**



**JamesHardie**

