



MAGNOLIA
HOMES
EST. 1987

CYPRESS GROVE CLASSIC FEATURES

Exclusive Neighborhood Features

- Located near Collierville Road and 385
 - Community ponds and expansive common areas for recreation and play
 - Elegant Streetlamps
 - Sidewalks throughout the community
- Underground electric, telephone, gas, cable, water, sewer service -
Town of Collierville water, sewer, and trash services
- Close proximity to Hinton Park, Carriage Crossing, and Historic
Collierville Town Square
 - Access to highly acclaimed Collierville Schools -
Sycamore Elementary, Collierville Middle, and Collierville High



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 the 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

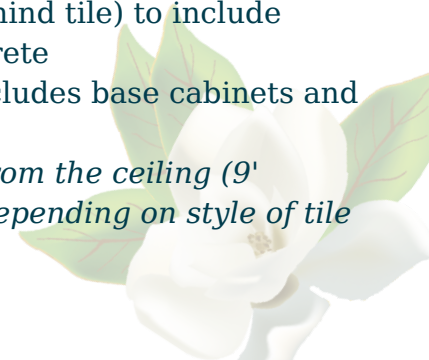


Kitchen Features

- 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:
 - 2700k or 3000k bulbs included
 - 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.
 - 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
 - Recess cans in upstairs hallway - per plan
 - 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 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 all windows 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

Oak Grove Realty, LLC

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THERMA TRU
DOORS



Quality Builders Warranty
Builders of Integrity™
Backed by Liberty Mutual



LUMBER



SIGNATURE
HARDWARE



MOEN



General Shale

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Amana
Heating & Air Conditioning



Trust your home to Schlage.



BOSCH

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