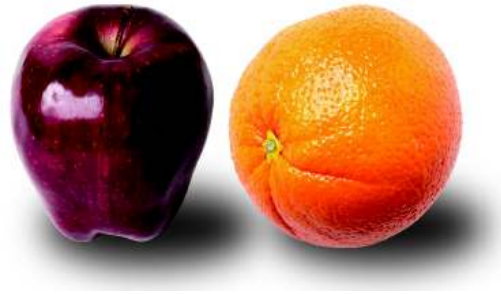


# How Can You Compare Apples To Oranges? You Can't!



A Magnolia Home comes with lots of extras At no extra charge. Quite simply, our homes Are incomparable!

## Magnolia Signature Collection Included Features

## Value

• Roof decking....includes radiant barrier for energy efficiency (tech shield)	<b>\$1,200</b>
• Hardiplank exterior siding with 50 year warranty	<b>\$500-\$1,200</b>
• Owens Corning architectural shingles with 30 year warranty	<b>Invaluable!</b>
• Copper flashing vs. aluminum (where visible)....No painting	<b>\$500-\$1,200</b>
• Aluminum gutters....Never have to paint	<b>\$500</b>
• Oversized driveways allow for more parking and better access to garage	<b>\$1,000-\$3,000</b>
• Upgraded ornamental iron	<b>\$800-\$2,800</b>
• Solid cedar beams or post on exterior where applicable per plan	<b>\$400-\$1,600</b>
• Covered porches including wiring for ceiling fan	<b>\$6,500-\$18,000</b>
• 8 ft. front and porch exterior doors with insulated glass	<b>\$800-\$1,500</b>
• Carriage style insulated garage doors – includes hardware and garage door opener with quiet belt drive	<b>\$1200</b>
• Exterior keyless garage door keypad	<b>\$50</b>
• More landscaping than other builders provide	<b>\$500-\$1,000</b>
• R-13 insulation in walls, rather than R-11 (code)....Saves energy and money	<b>\$400</b>
• No rot window frames....No maintenance, no worries	<b>\$1,000</b>
• Ruud heating and air conditioning systems	<b>\$2,500</b>
• Cross-braces on 2 <sup>nd</sup> level flooring, strengthen floors and reduces noise	<b>\$450</b>
• Plumbing strapped to help prevent vibration	<b>Invaluable!</b>
• Tongue and groove sub-flooring nailed, screwed and glued with 50 year warranty....Prevents squeaks!	<b>\$200-\$1,000</b>
• Select cut framing lumber for straighter walls and ceilings	<b>\$400-\$1,000</b>
• Wide door trim and larger baseboards and crown	<b>\$1,500-\$4,000</b>
• 8 ft. interior door (vs standard 6'8") with Venetian Bronze hinges on main interior doors and Kwikset hardware throughout	<b>\$2,000</b>
• Majestic fireplace in the keeping/hearth rooms....Just flip a switch to turn on!	<b>\$500</b>
• Pre-wire for plasma TV with HDMI connection over the fireplace	<b>\$300</b>
• Custom built kitchen cabinets includes – adjustable hinges, light rail, crown with rope, pencil glaze and dovetail drawers	<b>\$2,000-\$5,000</b>
• Furniture cabinet in half bath where applicable per plan	<b>\$150-\$300</b>
• 18" Tile or 5" Hardwood in main living areas	<b>\$400-\$800</b>
• Upgraded appliances and tile backsplashes in kitchen	<b>\$800-\$2,500</b>
• Chair rails in dining room	<b>\$400-\$950</b>
• Durock in showers and tub surrounds	<b>\$400-\$800</b>
• Kitchen tile backsplash	<b>\$500-\$1150</b>
• Moen Venetian Bronze faucets throughout home	<b>\$1,500</b>
• 2 hot water heaters on family size home sites	<b>\$1,300</b>
• Custom built shutters with hardware	<b>\$250</b>
• Incognito Custom closets	<b>\$1,000-\$2,500</b>

- Attic package includes flooring, compact wiring and duct work for maximum storage and permanent attic stairs when plan allows **\$3,500**
- Security system – includes motion sensors **\$500**
- Generous lighting allowance **Invaluable!**
- Linen closet or cabinets in every bath where applicable **Invaluable!**
- 10 year home warranty by Professional Warranty Service Corp. **\$500-\$700**
- Low E windows **\$350-\$600**

**Total Value.....\$36,750 - \$68,750**

- Strategic placement of homes – saving as many trees on home sites as possible **Priceless!**
- Thoughtful and functional floor plans with innovative open designs **Priceless!**
- Karen walks every home with sheetrock and paint trade partners **Priceless!**
- Karen and Reggie are involved in building each and every home – on the home sites themselves as well as in fulfilling customers expectations **Priceless!**
- Strong relationships with plumbing, electrical, heating and air, and framing contractors means the best quality craftsmanship and materials **Priceless!**



**YourMagnoliaHome.com**