

*Chateau Gardens
"Chateau de Jordan"*

*4 bedrooms. 4½ baths. gameroom. media room
4953-5153 heated sq. ft. / 6164-6364 under roof sq. ft.*

Home site 4

2840 Rue De Jordan Cove

Germantown, TN 38138

Built By - Magnolia Homes Inc.

- *Plans custom created by Jeff Bramlett influenced by Hayes Town*
- *Home designed by Steve Nabors with S.M. Nabors*
- *Large useable rear yard*
- *Zoysia sodded lawn*
- *Lawn and beds fully irrigated*
- *Safe cove home site*
- *Main rooms prewired for speakers/home prewired for smart home*
- *Media room and gameroom pre-wired for surround sound and major media equipment*
- *Full security system downstairs includes - motion sensors, 2 keypads, heat sensors and glass breaks*
- *Ruud HVAC system*
- *HVAC system installed with with balancing dampers*
- *Pex water lines*
- *Moen plumbing fixtures in all bathrooms and stainless steel in kitchen and at the bar*
- *3 hot water heaters*
- *Master shower includes 2 shower heads*
- *Low E MW windows including no rot frames and sills*
- *Copper flashing used on brick where roof meets*
- *30 Year dimensional shingles*
- *Ridge vent for attic ventilation*
- *Insulation - all exterior walls flash coated with ½" of foam then batted, including walls backing up to attic, R-19 batts in ceilings*
- *Foil radiant barrier installed on decking for energy savings*
- *Smooth ceilings everywhere*
- *All sheetrock walls and ceilings 1st coated*
- *Brick steps around exterior of home*
- *Custom cast stone mantle in living room*
- *Built in natural gas grill encased in brick with granite counter top*
- *Oversized gutters on entire home with round downspouts and gutter heads*
- *Gutters and drainage have been professionally piped out underground where needed*
- *Upgraded tumbled brick used on exterior of home*
- *Outdoor fireplace off of rear patio/outdoor living area*
- *Large oversized driveway*
- *Home includes lots of trim work - 6" crown all downstairs (except taller rooms have 2 piece), 4 ¼ crown upstairs, large base boards, large door and*

window casing, custom molding on openings, doors and windows of main areas

- *Cedar beams in living room*
- *Entry is accented with tongue and groove wood planking*
- *Exposed rafters planked wood installed on rear porch ceilings*
- *Trimmed out beams in dining room*
- *Large 2 story stair hall with iron railing and large iron posts*
- *Custom louvered shutters on front windows*
- *Very unique granite in kitchen, butlers pantry, all bath vanities, and outdoor grill*
- *Very generous lighting allowance used*
- *Under cabinet lighting and above cabinet lighting in kitchen*
- *Master bath includes Jacuzzi tub with stone surround*
- *All baths are tiled with hand selected tiles*
- *Master bath includes real stone floors and shower surround*
- *Cabinets - All cabinets have been custom built for your new home. Kitchen cabinets have self-closing doors and drawer hardware. Bathroom and laundry cabinets have also been custom built and painted or stained.*
- *Large island in kitchen*
- *Furniture cabinet in ½ bath*
- *Custom built bench and hooks*
- *Custom built bar off of living room*
- *Built in desk off of kitchen*
- *Unique backsplash in kitchen*
- *All closet shelving installed by Incognito Closet systems - master closets include drawers*
- *Entire yard has been landscaped using mature shrubs and bushes*
- *Designer carpet used in game room and media room*
- *Entire downstairs (except master closets) and upstairs hall is wide plank white oak select cut quarter sawn*
- *Silicone used to caulk all exterior windows for low maintenance*
- *Thermadore appliances - 36" prostyle cooktop, double ovens, ect.*
- *Caters kitchen with lots of cabinets and granite counter tops*
- *Built in ice maker in bar area*
- *Insulated carriage style garage doors with window with belt drive motors*
- *All doors to have custom weather-stripping*
- *6' cedar fence with cap along rear yard and part of side*

Contact Angela Burross at 901.489.1199 for more information



901-309-0710

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