
Saunders Creek

Magnolia Series

Included Value Features

Exterior

- Engineered Foundation
- French Country style using materials chosen for Winstead Farms.
- 2 and 3 car garages per plan, carriage style no rot garage doors; hardware included
- 8 ft. solid wood exterior front door(s) and rear porch door both with insulated glass per plan
- Plygem no rot window sills and frames with SDL windows on front of home and Low E glass
- Owens Corning driftwood architectural roof shingles with 30 year warranty
- Rafters and studs 16" on center with 4x8 decking for added support
- Fully sodded yards except in wooded areas
- Includes an approximate 4" caliper transplant tree in front yard
- Extensive professional landscaping
- 2 tone pre finished aluminum gutters on front of home
- Decorative vents in brick per plan
- All copper flashing on brick
- Cedar shutters with dog ears
- Large patio on rear of home (if no porch is added)
- All brick inside porch walls even when stone is used, where applicable
- Upgraded ornamental iron on stairways and balconies per plan
- HardiPlank concrete siding used per plan with 30 year warranty
- Oversized washed pea gravel driveways and walkways
- 3 outdoor receptacles
- All angle irons primed to help prevent rusting
- Dormer louvers on roof for added ventilation
- Wrought iron mailbox
- 3 exterior hose bibs

Interior

- 9 ft. smooth ceilings or taller downstairs (per plan), sheetrocked with bull nosed corners
- Cross bracing on long joist for extra support...all homes are stacked framed
- All plumbing strapped to prevent water pipe vibration
- Edge Gold tongue and groove sub flooring which is screwed down, nailed and glued to prevent squeaking; 50 year warranty
- Higher than code R-value insulation (R-13), R-30 in ceilings where applicable
- Ruud HVAC with digital thermostats. All homes have appropriate certified tonnage including volume controlled dampers at each supply run-out

- 10 year builder warranty by Professional Warranty Service Corporation
- Bull nose corners
- Permanent built stairs to the 3rd floor attic where applicable
- 12 in. tile or 3" hardwood floors in kitchen, breakfast, foyer and rear entry
- Kwikset Venetian bronze hardware throughout
- Upgraded carpet
- Vaulted and step-up ceilings throughout the home (per plan)
- Ventilated shelving in all closets
- Full security alarm downstairs with motion detector
- Generous lighting allowance with recessed cans
- Total of 8 phone and cable outlets
- Large 2nd floor attic spaces with ample flooring and ventilation
- Control joints on garage floor to help prevent cracking

Kitchen

- Deluxe gourmet kitchen with 30" range, dishwasher, microwave...stainless steel Frigidaire appliance package
- Rough in only for future gas cooktop
- Custom built cabinetry that includes maple wood cabinets with your selection of the following colors: Mohawk (with black pencil glaze), Toner (with brown or black pencil glaze), Ginger (with brown or black pencil glaze)
- Light rail, crown with rope, pencil glaze, dove tail drawers, knobs in kitchen only included with all cabinets
- Formica countertops with stainless steel sink

Baths

- Master shower with cultured marble walls and tile floor
- Cultured marble master garden tub with skirt and splashes
- Cultured marble surround on all tubs and showers throughout
- All vanity tops include cultured marble
- Chrome Moen faucets throughout
- Family size home sites include 2 hot water heaters (excluding the Wellborne)
- Pedestal sink in 1/2 bath where applicable
- Tile floors in all bathroom wet areas and laundry room

