

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 – WINSTEAD FARMS Value

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

- 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 and 2 keypads **\$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