

# Winstead Farms

## Magnolia Signature Collection

### Included Value Features

#### Exterior

- Engineered Foundation
- French Country style using materials chosen for Winstead Farms.
- 2 and 3 car garages per plan, 8' tall carriage style no rot insulated garage doors; hardware included
- 1 exterior keyless garage door keypad
- 8 ft. solid wood exterior front door(s) and porch with insulated glass per plan
- Alenco low maintenance windows with the appearance of SDL windows on front of home and Low E glass, never have to paint
- Owens Corning driftwood architectural roof shingles with 30 year warranty
- Rafters and studs 16" on center with Tec Shield decking for added support with foil backing for energy efficiency
- Fully sodded yards except in wooded areas
- Extensive professional landscaping
- 2 tone pre finished aluminum gutters on entire home
- Exposed copper vents in brick per plan
- All copper flashing on brick
- Cedar shutters with dog ears
- Large covered back porch wired and blocked for ceiling fan
- All brick inside porch walls even when stone is used, where applicable
- Upgraded ornamental iron on stairways per plan
- HardiPlank concrete siding used per plan with 50 year warranty
- Oversized washed pea gravel driveways and walkways
- 3 outdoor receptacles
- Energy-saving radiant barrier foil-backing on decking in attic – Tech Shield
- All angle irons primed to help prevent rusting
- Dormer louvers on roof for added ventilation
- Wrought iron mailbox
- 3 exterior hose bibs
- 3 exterior receptacles

#### 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
- Majestic vent-free, switch-on fireplace with custom wood mantle and ceramic surround
- 10 year builder warranty by Professional Warranty Service Corporation
- Bull nose corners

- Permanent built stairs to the 3<sup>rd</sup> floor attic where applicable
- 18 in. tile or 5" handscraped hardwood floors in kitchen, gathering room, living room, dining room, foyer and rear entry
- 8 ft. beaded arched panel interior doors in main rooms on first floor
- Kwikset Venetian bronze hardware throughout
- Upgraded carpet
- Elegant trim work: Large crown molding in entry, kitchen, dining, living room, master suite and downstairs with motion detector and 2 keypads downstairs/ chair rail in dining room
- Custom bench and hooks in mud area where applicable
- Vaulted and step-up ceilings throughout the home per plan
- Custom Incognito shelving in all closets, pantry and linen
- Full security alarm downstairs with motion detector and 2 keypads
- Generous lighting allowance with recessed cans – gameroom above 2 car garage has 1 fan
- Total of 8 phone and cable outlets
- Prewired for plasma TV with HDMI connection in gathering room
- Large 2<sup>nd</sup> 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 or brown pencil glaze), Toner (with black or brown pencil glaze), Ginger (with black or brown pencil glaze), Antique White (kitchen only – with black or brown pencil glaze), and Palomino (kitchen only – with black or brown pencil glaze)
- Light rail, crown with rope, pencil glaze, dove tail drawers, knobs, beaded back islands and/or peninsula included with all cabinets
- Granite countertops (8 color options)
- Under mount stainless steel sink per allowance
- Tile backsplash in kitchen where applicable

#### Baths

- Master shower with durock backer on walls, ceramic tile on walls and floors including tiled seat
- Master Jacuzzi tub with ceramic tile surround and cabinetry paneling on front – tub is long enough to relax in
- Ceramic tile surround on all tubs and showers throughout with durock backer
- All vanity tops include cultured granite downstairs and cultured marble upstairs
- Oil rubbed bronze Moen faucets throughout
- Family size home sites include 2 hot water heaters (excluding the Wellborne); the Magnolias will include 1 hot water heater
- Furniture quality cabinetry in ½ bath where applicable
- Tile floors in all bathrooms and laundry room

