



**MAGNOLIA**  
**HOMES**  
EST. 1987

## **CYPRESS GROVE CLASSIC FEATURES**

06.18.24

### **Exclusive Neighborhood Features**

- Located near Collierville Road and 385
  - Community ponds and expansive common areas for recreation and play
  - Elegant Streetlamps
  - Sidewalks throughout the community
- Underground electric, telephone, gas, cable, water, sewer service -  
Town of Collierville water, sewer, and trash services
- Close proximity to Hinton Park, Carriage Crossing, and Historic Collierville Town Square
  - Access to highly acclaimed Collierville Schools -  
Sycamore Elementary, Collierville Middle, and Collierville High



## Exterior Features

- Keyless garage door keypad
- Construction:
  - Engineered foundations for enhanced stability.
  - 1/2" Flash coat foam on exterior walls of heated areas
  - Tyvek® house wrap for improved insulation and 10 yr. limited warranty.
  - Rafters and studs 16" on center w/ energy-saving decking that has radiant foil barrier backing in attic\*\*\*
  - High grade synthetic felt used under roofing to ensure maximum protection
  - Queen size brick versus commercial King size
  - Exposed copper vents in brick; per plan
  - All copper flashing on brick and other exposed areas (no required painting)
  - Cedar shutters with dog ears
  - All brick inside front porch walls where applicable
  - Oversized washed pea gravel driveways and walkways
  - Ridge vents along top ridge of roof used for added ventilation for roof and attic
- Exterior Finish:
  - Durable James Hardie® siding and trim with 15-30 yr warranty.
  - Owens Corning® Driftwood architectural roof shingles with Limited Lifetime Warranty
  - Stylish carriage style no-rot insulated 7' tall garage doors with hardware on exterior and quieter belt-driven motors.
  - Dark Bronze pre-finished aluminum gutters on entire home with round downspouts on front elevation of home where applicable
- Windows:
  - JELD-WEN® Windows are low-maintenance brickmould vinyl framed windows. Low-E advanced glass & argon gas in all windows! GBG windows on front of home & windows facing street. Limited Lifetime Warranty for both glass AND non-glass parts - transferable for up to 10 years. Stress cracks in glass warrantable up to 1 year. Labor warrantable up to 2 years from date of sale of home.
- Outdoor Living and Landscaping:
  - Professionally designed landscaping with fully sodded yards (except in wooded areas) and mature street trees (per home site recommendation - typically two but varies with home site).
  - Three exterior electrical receptacles
  - Large covered outdoor living includes ceiling fan and 4 recess cans
  - Additional uncovered concrete patio off rear porch
  - Three exterior hose bibs



# Interior Features

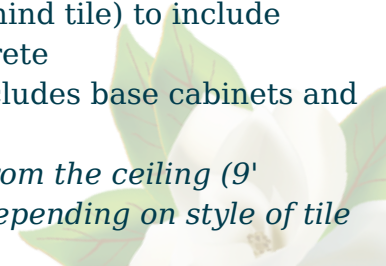
- Ceilings:
  - 9ft. or taller ceilings downstairs and upstairs (where applicable - raised, vaulted, coffered, and/or step-up ceilings may be included variably per plan)
  - Smooth painted ceilings throughout home on 1st and 2nd floor
- Flooring:
  - Hardwood (Level 1) in central living areas downstairs including Primary Bedroom (excluding closet(s)), and bedroom 2 (including closet if closet is inside bathroom it will be tile to match bathroom floor).
  - Wood treads for all steps to 2nd floor including hardwood on landing if applicable
  - 8 lb. carpet pad versus standard 6 lb. pad
- Doors:
  - 8ft doors downstairs for an elegant look.
  - Two-panel interior doors with black hinges
- Trim and Molding:
  - 5 ¼" Cove crown molding all downstairs (excluding closets and garages).
  - 7 ¼" Baseboards downstairs
  - 5¼" Baseboards upstairs
  - Shadowboxing on walls around the Primary tub up to the bottom of the window.
- Schlage®Satin Nickel Door Hardware; Black Door Hinges
- Inviting brick fireplace surround to include cedar mantel with flush hearth and 42" vent free fireplace with switch for gas logs in Family Room
- Custom built bench and hooks or drop off; per plan
- Enhanced ornamental iron railing at stairways in Jolie style; per plan
- Custom designed Inspired Closet shelving in all closets, pantry, and linen closets per plan



## Kitchen Features

- Appliances and Fixtures:
  - GE® Double ovens with stacked microwave for enhanced cooking capacity.
  - Bosch® 36" gas cooktop and dishwasher.
  - Garbage cabinet pullout in the kitchen for convenience.
  - Signature Hardware White Farmhouse Sink
- Countertops:
  - Variety of quartz countertop options for kitchen perimeter cabinets, kitchen island, and butler's cabinet if applicable
- Cabinetry:
  - Custom built maple wood cabinetry with self-closing doors and drawers and large selection of finishes
  - Cabinetry includes shaker panel door style, light rail, cove mold, furniture base on island/ peninsula, knobs or pulls and refrigerator cabinet with extended legs (if no wall as needed for aesthetics)
  - Custom wood vent hoods in kitchen
  - Upper cabinets include stepping up and down as applicable for aesthetics; per plan and cabinet layout
- Backsplash:
  - Designer-selected backsplash options for kitchen perimeter.

## Bath Features

- Mirrors included in all full baths.
  - Wide variety of curated porcelain tile options.
  - Rectangular sinks in all bathrooms
  - **Primary Bath:**
    - Signature Hardware® Hibiscus (non-jetted) Freestanding Tub
    - Frameless shower door for primary shower.
    - Drop shower floor for curbless entry for primary shower.
    - Walls and floor of shower to include water-proofing system that includes a 10-year warranty from Laticrete
    - Ceramic Tile on shower walls (*Tile on the walls of the showers and tub/shower surrounds will stop approximately 12" from the ceiling (9ft. ceiling) or the crown molding if there is crown molding; will vary depending on style of tile used, tile borders, etc.*)
    - Shadowboxing on walls around Primary tub up to the bottom of window
    - Custom built maple wood cabinetry with self-closing doors and drawers and large selection of finishes
  - Countertops:
    - Variety of quartz countertop options
  - **Secondary Baths & Laundry:**
    - Optional base cabinets in laundry room
    - Variety of quartz countertop options for all baths
    - Walls and floor of shower (or if tub is used then the walls of tub behind tile) to include water-proofing system that includes a 10-year warranty from Laticrete
    - Steel Gray Leathered or similar countertop for laundry (laundry includes base cabinets and upper cabinets over washer & dryer areas)
    - *Tile on tub or shower surround walls will stop approximately 12" from the ceiling (9' ceiling) or the crown molding if there is crown molding; will vary depending on style of tile used, tile borders, etc.*
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## Plumbing Features

- Two 50-gallon electric hot water heaters
- Uponor PEX® plumbing throughout
- Fixtures:
  - High-quality Moen® Oil-rubbed bronze, chrome, or brushed nickel bath fixtures throughout.
  - Moen® Arbor Kitchen Sink Faucet
  - Moen® Brantford Bath Faucets
  - Rectangular sinks in all bathrooms.
- Shampoo boxes in all tub and shower surrounds
- All plumbing strapped to prevent water pipe vibration

## Electrical and Technology Features

- Lighting:
  - 2700k or 3000k bulbs included
  - 4 recessed cans in the Primary Bedroom and rear covered porch.
  - 4 recessed cans and a fan at the covered porch.
  - Wiring and hanging including for the hanging light in the Primary bath.
  - Custom lighting allowances per plan.
  - Curated lighting selections from Ferguson's.
  - Game Room is wired for a fan with light kit.
  - Family Room wired for a nice hanging light.
- Technology:
  - One Cat VI Plus plug in the Family Room.
  - Additional receptacle and Cat VI Plus at the rear porch for TV.
  - Pipe to run wiring from TV location over fireplace to equipment area in Family Room; per plan
  - Cable outlet in each bedroom
- Electrical upgrade package included:
  - Freezer circuit in laundry
  - Recess cans in upstairs hallway - per plan
  - Wire for fan in bedrooms, with separate switch- fans and hanging of fans not included
  - Wire for 1 or 2 hanging lights in kitchen rather than 1 can- lights not included
  - 2 or 3 under counter lights in kitchen (per plan- including lights)
  - Receptacle and cable (CAT VI Plus) on rear porch
  - 2nd flood light on rear of home



# Quality Construction and Energy Efficiency

- Insulation:
  - ½" Flash coat foam on exterior walls of heated areas.
  - Higher than code R-value insulation (R-13), R-30 in ceilings where applicable
- HVAC and Security:
  - Amana® Equipment used for HVAC, limited lifetime warranty on compressor and heat exchange with 10 yr. parts for the original owner.
  - Digital, programmable thermostats.
  - Pre-wired and finished out security system. Full security alarm downstairs with motion detector(s), two keypads(One by door to garage and other is in Primary Bedroom) and interconnected smoke and carbon monoxide detectors when available
- Energy Efficiency:
  - Energy-efficient windows and doors.
  - JELD-WEN® Windows are low-maintenance brick mould vinyl-framed windows with Low-E advanced glass & argon gas in all windows
  - GBG windows on all windows for architectural aesthetic.
  - Therma-Tru® 8' Fiber-Classic front door(s) with insulated glass and multi-point locking system on double doors with black hinges and black nickel Heirloom handle sets
    - Single front doors offer Schlage hardware options.
  - Therma-Tru® exterior doors with insulated glass, black hinges, and limited lifetime warranty for original homeowner\*
- Cross bracing on long joist for extra support; All homes have stacked framing
- Tongue and groove sub flooring, screwed down, nailed, and glued to prevent squeaking; 50 yr. warranty
- Permanent built stairs to the 3rd floor attic where applicable
- Large 2nd and 3rd floor attic spaces include flooring and ventilation
- HVAC ductwork strapped up and out of the way where possible for increased usability in attic
- GFI safety outlets in kitchen and baths
- Pre-wired and finished out security system. Full security alarm downstairs with motion detector(s), two keypads(One by door to garage and other is in Primary Bedroom) Also includes smoke and carbon monoxide detectors.
- Fine Sherwin Williams interior paints in a variety of popular colors; One main wall color plus trim, ceiling, and vent hood colors



## Magnolia Homes Mission Statement:

*As your personal builder, Magnolia Homes is committed to innovative excellence, crafting uniquely personalized homes as distinctive as your fingerprint, and delivering exceptional experiences.*

[www.YourMagnoliaHome.com](http://www.YourMagnoliaHome.com)

Oak Grove Realty, LLC

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**84**  
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