

# STANDARD FEATURES

## *Magnolia Bend*

### COTTAGES

#### GENERAL

- 10-Year Structural Warranty
- 1 year Builder Warranty
- Community Sidewalks
- Telephone Jacks in Kitchen and Bedroom/Study
- TV Cable Jacks in Living Room and Bedroom/Study
- Volume Ceilings or Tray Ceilings\*
- Architecturally Controlled Neighborhood
- Multi-Media Electric Outlet in Living Room
- Poly-Sealed Sill Plate and Frame Breaks
- Homeowners Association
- Community Park and Pavilion
- Free Decorator Session
- Pre-wired for Security System
- Underground Utilities
- Finished Garage\*

#### ENERGY

- 40 Gallon Water Heater
- Continuous Soffit / Ridge Vents for Attic Ventilation
- R-13 Wall Insulation
- R-38 Ceiling Insulation
- Insulated Doors and Windows
- 13 SEER Energy Efficient Heat Pump

#### EXTERIOR

- Two Exterior Electrical Outlets
- Termite Treatment
- Professional Landscaping
- Fully Sodded Lawns
- Low Maintenance Aluminum Porch Rails
- Deadbolt Door Locks
- Vinyl Soffits and Fascia
- Exterior Vinyl Siding
- Vinyl Dual-Pane Tilt Windows
- 30 Year Dimensional Shingles
- Concrete Patio
- Two Exterior Water Faucets
- Fabric Shield™ Hurricane Panels

#### INTERIOR

- Mini-Blinds for Windows
- Orange Peel Ceilings
- Tear Resistant NAFCO Flooring in Entry, Kitchen, and Bath
- Ventilated Vinyl-Coated Shelving
- Stain Resistant Carpeting
- Self-Cleaning Smooth Top Range with Microwave
- Multi-Cycle Dishwasher
- Ice Maker Hookup Line
- Garbage Disposal
- Designer Counter Tops
- Stainless Steel Double Sink in Kitchen
- Elongated Commodes
- Vent Fans In Bathrooms
- Kitchen Pantry\*
- Linen Closet\*
- Ceiling Fans in Living Room and Master Bedroom
- Block and Wire for Additional Ceiling Fans in Bedrooms
- Two-Toned Interior Paint
- High Quality Cabinets
- Crown Moulding on Cabinets

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\*Per Plan



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