

The Magnolia

The Highlands of Chelsea



The Magnolia
3 Bed – 2.5 Bath
3143 SQFT

The Magnolia's Standard Features

Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 24" on center

Exterior Features:

- Hardie Lap siding & Masonry Brick exterior
- 30 Year Dimensional Architectural Roof Shingles & Metal Roof
- Exposed rafter tails
- Double hung, double paned, high efficiency, Low E glass, wood clad windows
- Fiberglass front door & locking system
- 6x6 rough sawn Cypress columns on porch
- \$15,000 Landscaping Allowance
- 2 Car Garage

Interior Features:

- 10' smooth ceilings throughout first-floor & 9' smooth ceilings throughout the second-floor
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in the exterior walls (draft stopping measures to seal insulation)
- Tankless gas water heater
- Gas furnace HVAC system
- Ventless gas log fireplace with 5' tall brick surround and hearth & shaker style mantle

Interior Finishes:

Design Features

- 6" Baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & master bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Super Paint. Includes two wall colors, one trim color & one ceiling color

Flooring

- Hardwood flooring will be installed in all first-floor common areas, powder bathroom, & laundry room.
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

Kitchen

- Custom designed wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, gas range, wood vent hood & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tile backsplash in kitchen

Bathrooms

- Tile shower with waterproofing system in the master bathroom
- Soaking Garden tub in the master bathroom
- Chrome Delta® Bath Fixtures
- Large double vanity in master bathroom with under-mount sink
- Vanity mirrors
- High quality fiberglass tub/ shower in all other bathrooms

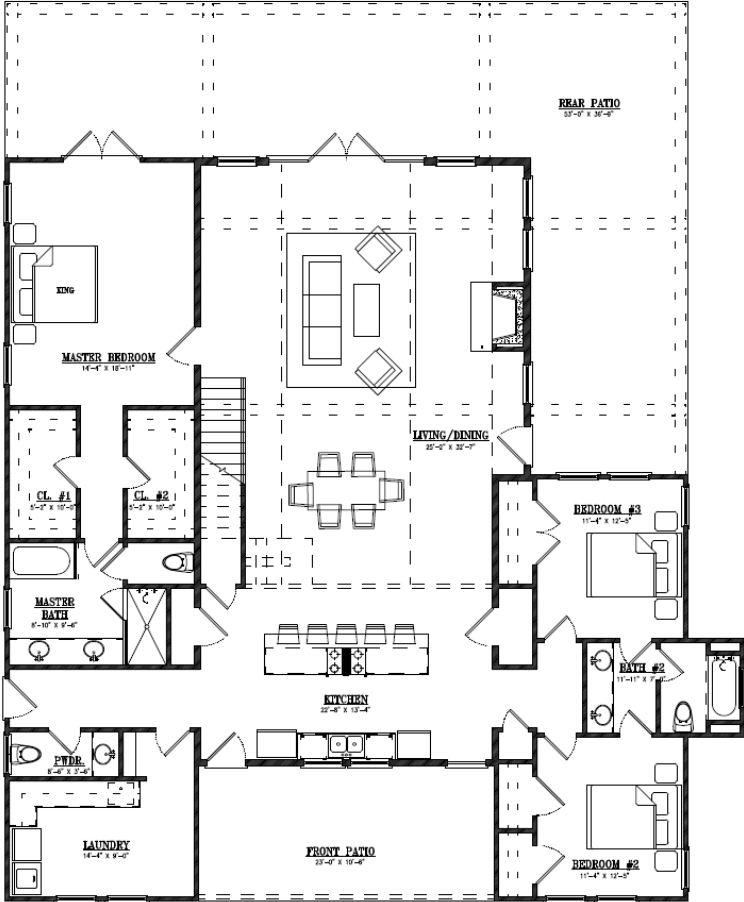
Bedrooms

- All Bedrooms will have ceiling fans

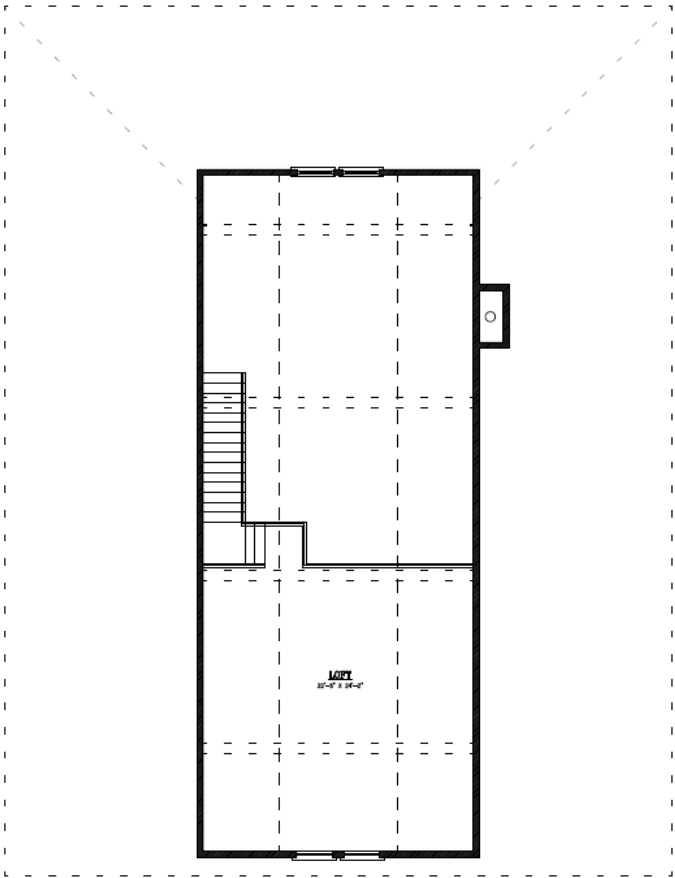
Customizing isn't complicated! Upgraded finish options are available for our standard finishes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

www.hollandhomesllc.com/process/design-guide

MAIN LEVEL



UPPER LEVEL





THE HIGHLANDS *of Chelsea*



"Building Reputations"

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(334) 332-7157

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