

The Magnolia

at Peartree Farms



The Magnolia

3 Bed - 2 1/2 Bath

3142 sqft

Exterior:

High Quality Exterior
Low Maintenance Hardie Lap and Board & Batten
Hardie Siding
30-Year Dimensional Architectural Roof Shingles & Metal Roofing
Covered Front Porch with vinted vinyl ceiling
Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows
\$15,000 Landscaping Budget
6x6 Columns on Porch

Building Standards:

Slab on Grade Concrete Foundation
Traditional Stick Framing Methods
Framed "Green Corners" for higher Energy Efficiency

Interior Features:

10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor
Traditional R13 Batt/Fiberglass Insulation
Open Cell R20 Spray Foam Installed on Roof Deck
High Efficiency 50 Gallon Electric Water Heater
Energy Efficient 14 SEER Electric Heat Pump

Upgraded Finish Options:

Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250

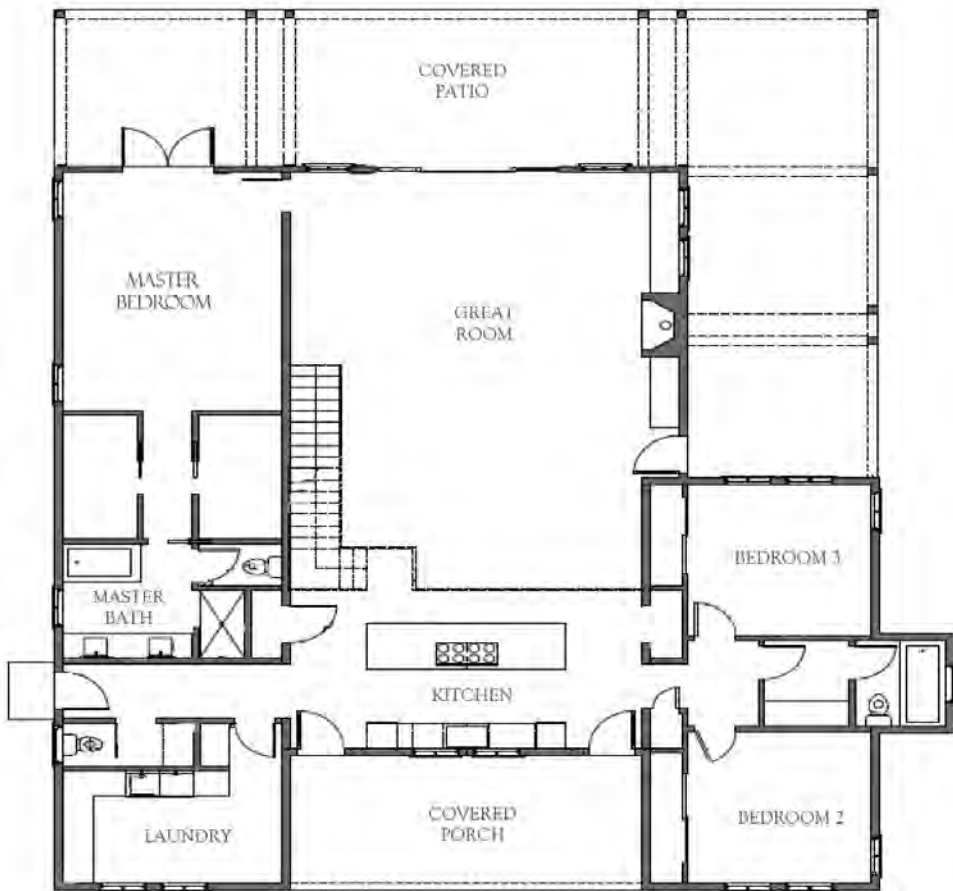
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)

Music Package	\$1,000 per room
(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	

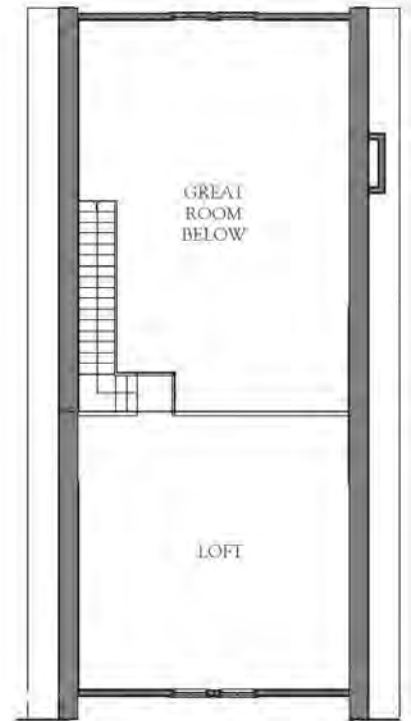
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request

Interior Finishes:

5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor
Carpet in all Bedrooms
Ceramic tile in all Full Bathrooms
Custom Designed Wooden Cabinets in Kitchen & Bathrooms
Granite countertops throughout
Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range, Microwave & Wood Hood
Delta® Kitchen and Bath Fixtures
Double Vanity in Master Bathroom with Under-mount sinks
Vanity Mirrors
Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom
Freestanding Tub in Master Bathroom
Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms
Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom
Wire Shelving installed in all Closets, Pantry, & Laundry Areas
Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color
6" Baseboards throughout
Shiplap above fireplace to ceiling
Wood Burning Fireplace
Two options for 5' tall brick surround Fireplace, including a cypress 6x12 mantel with corbels or a Shaker Style mantel.



Main Level



Upper Level

All Selections are to be made from the approved Legacy Collection options in the Holland Homes Showroom.

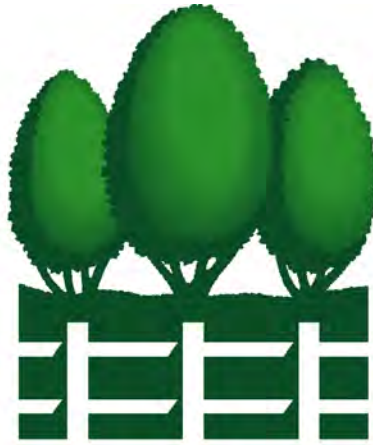
*Sitework, Driveway, Sewer/Septic System, Lot Costs & Utilities are not included



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