

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:

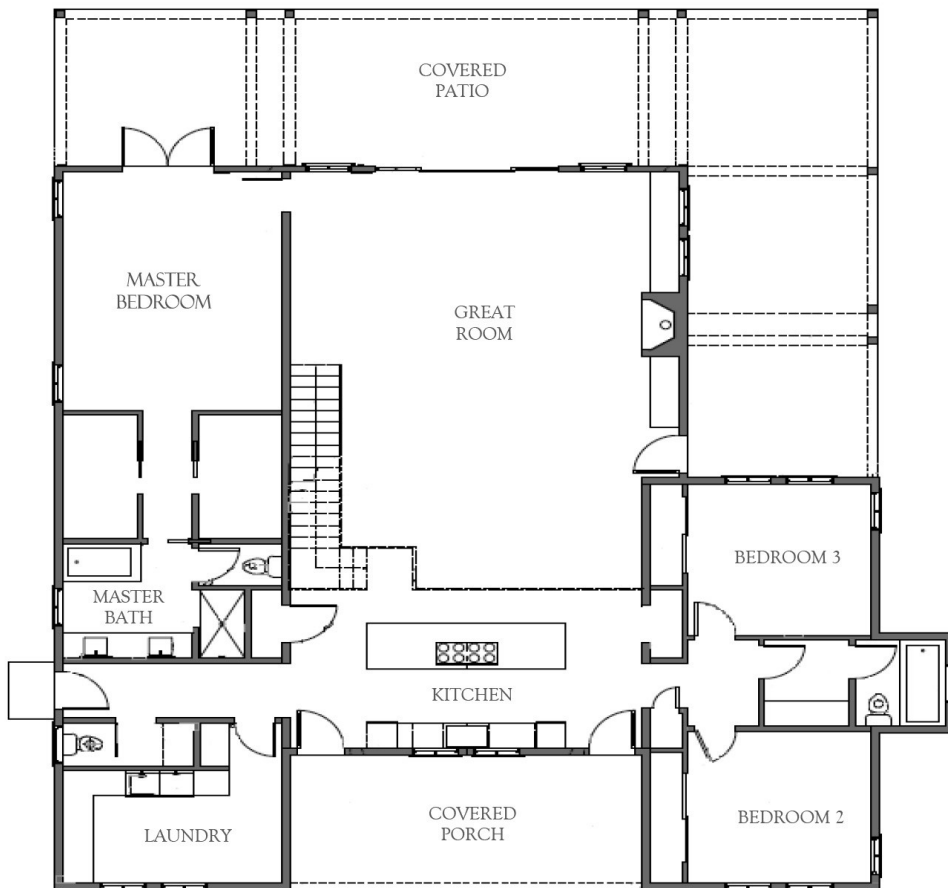
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250

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

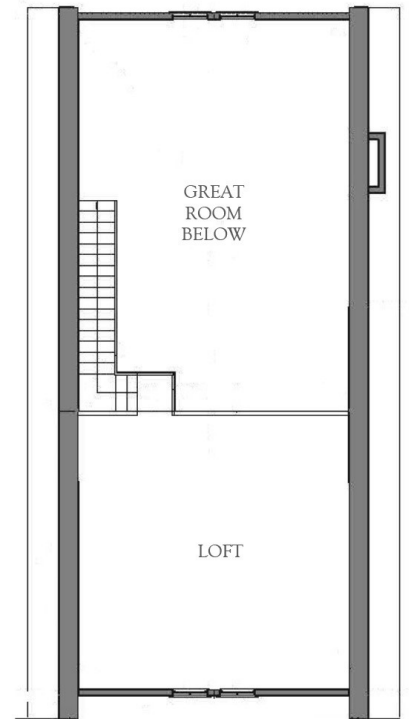
Music Package (Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	\$1,000 per room
10' Wide Gravel Driveway	\$1.85 per sq. ft.
Concrete Driveway	\$3.25 per sq. ft.
Culvert	\$1,250
Septic Tank Allowance	\$6,500
Basic Site Prep, non-wooded lots	\$2,750
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request
Clearing Lot, non-wooded lots	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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