

THREE OAKS



MAGNOLIA GREENS



RE/MAX
ESSENTIAL

CALL DENNIS BARROW 910-232-6722

THREE OAKS



MAGNOLIA GREENS



BENTGRASS

3 BEDROOMS - 3 BATHS

2 CAR GARAGE

1991 HEATED SQ. FT.*

- Screened Porch
- Luxurious Brick Townhomes
- Hardwood Floors in Living Areas
- High 9 Foot Ceilings
- Granite & Stainless Steel Kitchen
- Open Kitchen & Bar
- Bright and Cozy Sunroom

*Floor plans, textures, renderings, dimensions and square footage are approximate and for illustration purposes only



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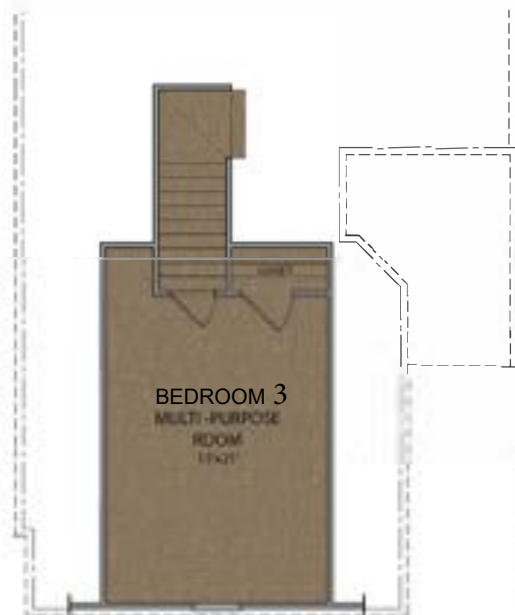


ST. AUGUSTINE

3 BEDROOMS - 2 BATHS
2 CAR GARAGE
1617 HEATED SQ. FT.*

- Screened Porch
- Luxurious Brick Townhomes
- Hardwood Floors in Living Areas
- High 9 Foot Ceilings
- Granite & Stainless Steel Kitchen

UPSTAIRS



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INCLUDED FEATURES

Homesite

- Homes are placed on the lot with curb appeal in mind to help create an attractive appearance for the home and the community
- At builder's discretion, as many trees are left on lots as possible
- Sodded swales are frequently used to enhance the natural surface drainage of the lot

Exterior

- Oversized brick with vinyl siding in gables for the exterior surfaces
- Brushed nickel finish for exterior door hardware
- Seamless aluminum gutters on front of house
- Limited lifetime architectural series roof shingles

Landscape

- Extensive landscaping package with sod and exterior shrubbery

Floor Plan

- Walls framed with 2x4 solid studs 16" on center with 1/2" OSB sheathing on exterior sidewalls
- Pull down stairs and light attic storage in some designs (100 square feet floored with OSB)
- 9 Ft. Ceilings standard
- Garage interior walls are finished and painted

Windows and Doors

- Overhead white garage door with remote control openers
- Galvanized garage door with glass
- Hinged exterior doors exposed to weather are fiberglass
- Fiberglass front door with glass design
- Anderson Silverline vinyl windows have bottom tilt sash, screen, dual pane insulated glass with grills between glass
- Windows meet or exceed NC wind codes

Appliances

- Frigidaire Smooth Top Slide-in Range
- Frigidaire Built-in Dishwasher
- Frigidaire Space Saver Microwave
- 1/3 HP food disposal
- Stainless steel appliance color

Flooring

- Choice of Mohawk Portico carpet selections for bedrooms and living areas
- 6 lb. carpet pad
- Bentgrass pre-finished 3 or 5 inch hardwood floors in foyer, family, dining, kitchen, breakfast and sunroom
- St. Augustine pre-finished 3 or 5 inch hardwood floors in foyer, family and dining rooms
- Bentgrass ceramic tile in laundry and all bathrooms
- St. Augustine ceramic tile in kitchen, laundry, and all bathrooms

Cabinets

- Choice of several door styles & color selections, 42" upper cabinets with crown molding in kitchen.
- Optional selections available.
- Granite kitchen countertop with stainless steel under mount sink
- Brushed nickel kitchen faucet
- Choice of cabinet hardware
- Backsaver height vanities in all finished bathrooms
- Ceramic tile backsplash in kitchen

Plumbing

- Two exterior spigots
- 50-gallon hot water heater
- Washer and Dryer connections
- Bathrooms**
- Baths feature cultured marble top with integral sink and brushed nickel faucets
- Master bath includes jetted garden tub and stand-alone ceramic tile shower with enclosure
- Elongated water closets in all baths

Electrical

- Wiring is according to NC Electrical Code
- Two exterior GFI outlets
- Brushed nickel lighting fixtures throughout
- Five communication outlets throughout home
- Four cable TV pre-wires
- Installed ceiling fan with light kit in living room, owner's bedroom & screened in rear porch
- Cable and phone lines are high quality and internet ready
- Rear flood lights (per plan)

Heating & Air Conditioning

- 15 Seer high efficiency heat pump
- Separate HVAC zone in finished bonus rooms for comfort and efficiency (per plan design)
- Smoke detectors in bedrooms and living room

Interior Finishes

- Slick finish painted white ceilings
- Choice of interior paint color with white trim
- Crown molding in foyer, hallway, kitchen, dining room, and family room (excluding vaulted areas)
- 2 Piece chair rail in dining room (per home design)
- Two panel arch top interior doors with colonial casing
- 5 1/4" Baseboard throughout home
- Ventilated designer wire shelving in closets
- Brushed nickel hardware throughout

*Included features are subject to change without notice
*Rev 06/01/18



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