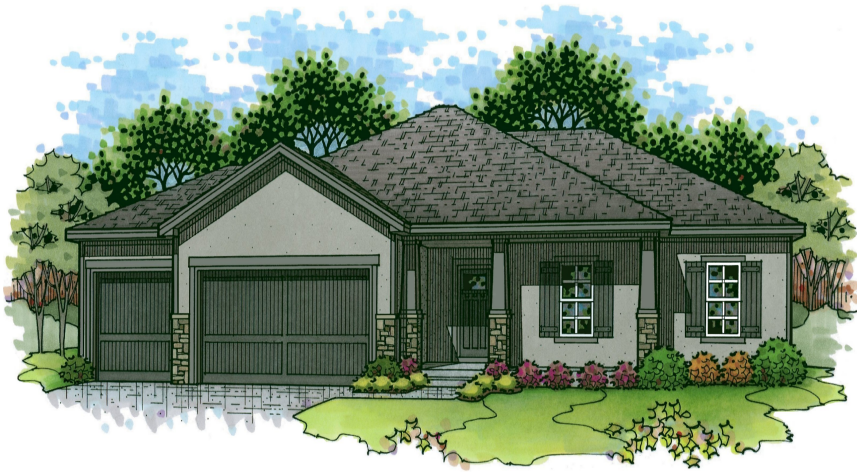
THE MAGNOLIA

By KC Builders and Design, Inc.

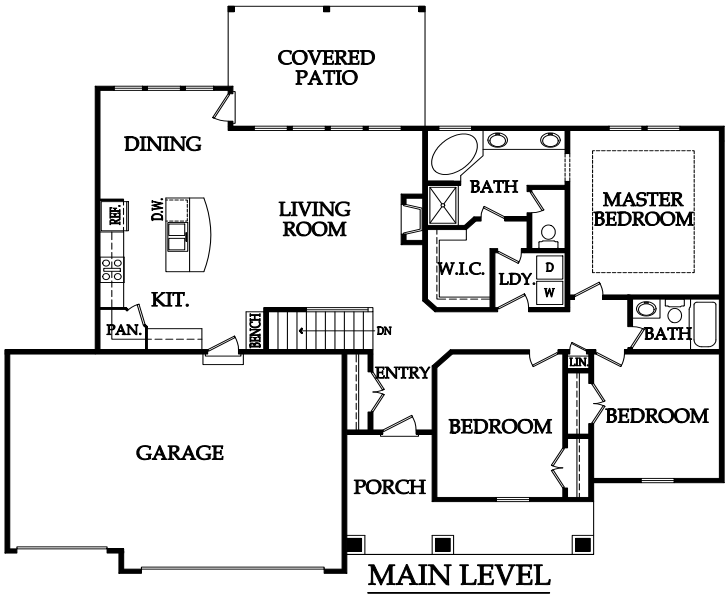
PROPERTY

Stories: Ranch
Bedrooms: 3
Full Baths: 2
Garage: 3
Finished Square Footage: Approx 1,688
Base Price Starts at: $325,000

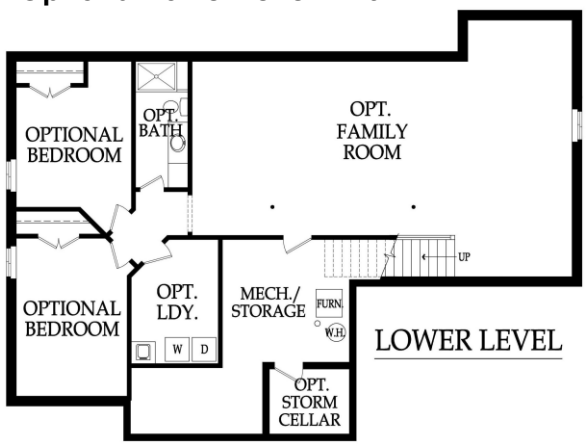


* OPTIONAL STONE ELEVATION

FLOOR PLAN



Optional Lower Level Finish



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*All renderings are artist impressions of home. The drawings are square-footage notations are approximate and are only used for reference. They should not be relied upon as representations, expressed or implied as final detail of residence. *Plans copyrighted by KC Builders and Design, Inc. *Pricing is subject to change at any time.

The Magnolia Ranch

Base Price Starting at $325,000 – Lot Not Included

Approx. 1,688 sq ft 3 Bedrooms, 2 Baths, 3 Car Garage with Covered Patio

Interior Features

* 10 Ft. Ceilings on First Floor
* Main Floor Living and Dining Room
* Mud Room with Boot Bench
* Great Room with Direct Vent Fireplace includes:
  Stone up to Mantle, Built in Lower Cabinets with Floating Shelves above
* Trim Pkg Includes: Paint Grade Trim around Windows in Dining Room & Living Room
* Wrought Iron Spindles
* Prefinished Hardwood Floors in Entry and Kitchen and Dining Room
* Custom Birch Cabinets with Hidden Hinges
* Delta Fixtures Oil Rub Bronze or Brushed Nickle throughout

Kitchen

* Soft Close Doors and Drawers *Kitchen only*
* Oversized Island with under mount Blanco sink
* Granite Countertops *Kitchen only*
* Ceramic Tile Backsplash
* Large Walk in Pantry
* Electric Range and Space Savor Microwave

Master Bedroom/Bathroom

* Option #1 Double vanity with small linen cabinet and larger walk in closet
  Option #2 Separate vanities with larger linen cabinet and standard size closet
* Cultured Marble Vanity
* Corner Tub, built in
* Semi Frameless Shower Door w/Clear Glass included in Main Level, 3/4 bath ONLY
* Tiled Floors & Shower/Tub Walls only in Secondary Baths
* Cultured Marble Vanity Tops in all Bathrooms
* Interior Flat Paint: Two Wall Colors & One Trim Color
* 6 lb Carpet Pad
* 6 Cable or Phone Outlets Pre-wired
* Pre-wire Ceiling Fans in all Bedrooms & Great Room
* Knock Down Ceilings Does Not Include Garage

** Prices effective 05/01/2020, subject to change without notice

Exterior Features

* 12x16 Covered Patio
* 9 Ft Foundation Walls
* LP Siding with some stucco on front elevation only
* 30 Year Tamko Heritage Roof
* Silver Line 2900 Windows by Anderson (Lo-E Vinyl Insulated)
* Masonite Exterior Doors
* Two Waterproof Electrical Outlets
* Two Exterior Water Spigots
* 8’ Steel Insulated Garage Doors
* Pre-wired for Garage Door Openers (openers not included)

Energy Features

* Energy Saving Foam & Caulk Package
* Energy Efficient Fireplaces - Prewired
* R-13 Wall Insulation
* R-19 Insulation in Vaults
* R-49 Attic Insulation
* Vapor Membrane Home Wrap System
* Energy Efficency Audit "HERS" Rating

Mechanical Systems Features

* 50 Gallon Electric Water Heater
* Passive Radon System
* American Standard 92% Furnace/Air Conditioner
* Humidifier
* Sump Pump (excludes walk-out)
* Programmable Digital Thermostat
* 200 AMP Service Panel

Services Included with KC Builders and Design, Inc

* 1-year Home Buyer Limited Warranty
* Builder Trend Web 24 hour access to your building schedule
* Meeting with Interior Designer & Landscape Designer

Allowances:

Appliances	$1,600.00
Light Fixtures	$1,600.00
Landscape	$2,500.00
Sod	$3,000 (standard size yard on 9,000 sq ft lot)
Sprinkler System	$3,500.00 (standard size yard on 9,000 sq ft lot)
Site Work	$6,100