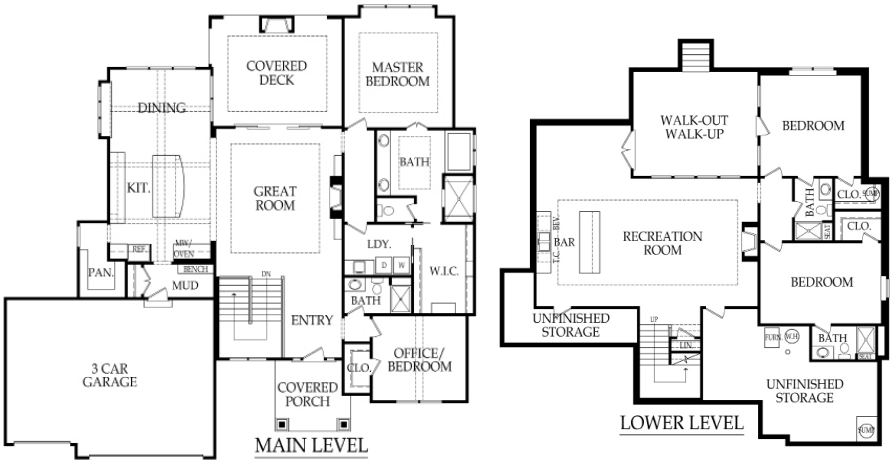
the MAGNOLIA
by Roeser Homes

ROESER HOMES



Please Note: Front elevations and floor plan layouts shown do not necessarily reflect "standard" features. Please ask builder for pricing on specific features.

Base Price: $624,950 + Lot

Reverse 1.5 Story, Appr. 3,584 SQ FT

4 Bedrooms | 4 Full Bathrooms

1-Year Builder Home Warranty

ALLOWANCES

- **Light Fixtures:** $4,000
- **Landscaping:** $2,500
- **Appliances:** $5,000
- **Carpet:** $20 per sq. yard
- **Ceramic Tile:** Standard Tile
- **Plumbing Fixtures:** Delta Kyra Package

EXTERIOR

- 3-Car Garage w/ 8' Steel Insulated Garage Doors and No Steel Post
- Garage Door Openers (2) w/ Keypad (1) & Remotes (3), Belt-Drive, Wifi-Enabled
- 30-Year Composite Roof
- Low-E Double-Pane Vinyl Windows
- 12'x18' Covered Porch or Deck w/ Access from Master & Breakfast Room (Depending on Elevation)
- Concrete Egress Well (If Necessary)

INTERIOR

- 6" Prefinished Hardwood Floors in Entry, Great Room, Kitchen, & Dining Room w/ matching vent covers
- Gas Line to Kitchen
- Quartz or Granite on Kitchen Island & Perimeter and All Bath Vanities with Undermount Sinks
- Custom Kitchen Cabinets to 9' w/ Hidden Hinges Throughout and Under Cabinet Lighting
- Stain or Enamel Cabinets
- Decora or standard light switches
- Dual Shower Heads in Master Bath
- Frameless Glass Shower Door in Master
- Metal Closet Rods
- Tile Shower/Tub Walls (Standard Options) w/ Drop-In Basin
- Spacious 18' Ceiling in Great Room w/ Built-in, 36" Fireplace
- Additional Bedroom with Full Bath on Main Level
- Walk-thru Mudroom w/ Bench & Hooks
- Energy efficient LED Can Trims
- Bull-nose or Square Drywall Corners
- Soft-close Drawers in All Cabinets
- Video Drain Inspection of Sewer Line
- Upgraded Trane S 91% - 96% Furnace w/ ECM & Trane XR14, up to 16-SEER A/C (or similar)
- Ecobee Wifi-Enabled "Smart Home" Compatible Thermostat (or similar)
- Trane Model THUMD300A Humidifier (or similar)
- 50-Gallon Electric Hot Water Heater
- Sump Pump in Basement
- Upgraded Caulk & Foam Package
- Upgraded Blown-in Insulation Package - Includes All Garage Walls, R-15 Walls, R-30 Vaults & R-49 Attic
- Upgraded subfloor to reduce floor squeaks
- Passive Radon System Installed