

MAGIC OAKS CUSTOM HOME FEATURES

EXTERIOR FEATURES

- Fiber cement siding and trim, aluminum fascia, vinyl soffit
- Board and Batten vinyl shutters (Per Plan) with faux hardware
- Self-sealing 30 year "Architectural" fiberglass shingles with metal accents (Per Plan)
- (1) continuous ridge vent and ventilated soffits
- Low-E white vinyl single hung windows with insulated double pane glass with screens (Per Plan)
- White vinyl insulated sliding patio doors with screens (Per Plan)
- Stained fiberglass front door allowance (Allowance Per Plan))
- Handle set lock on front door
- Cottage Style steel garage doors with windows (Per Plan)
- Mono slab foundation (Per Plan)
- Broom finish concrete driveway to street (per plan)
- Broom finish concrete patio (per plan)
- Professional landscape package (Allowance)

PLUMBING

- Decorative bath faucets with 8" spread
- Porcelain tile shower in Master Bath to ceiling
- Glass door at Master Bath shower (Per Plan)
- Free standing tub in Master Bath (Per Plan)
- Fiberglass tub with porcelain tile walls in Guest Baths (Per Plan)
- Water saving comfort height toilets with elongated bowl and slow close seats (white)
- 9" deep stainless steel kitchen sink with stainless steel single handle faucet
- Water line for ice maker
- 50-gallon electric water heater
- (2) exterior hose bibbs

HVAC

- Electric 14.2 SEER 2 HVAC system with programmable thermostat professionally sized for each home
- Bathroom exhaust fans vented to the outside
- Dryer vent to the outside

INTERIOR FEATURES

- Ceiling heights are 9' on the first floor and 9' on the second floor unless otherwise noted on the plans
- Main Living Areas to have volume ceilings (Per Plan)
- Smooth finish on ceilings
- Rounded sheetrock corners
- Latex semi-gloss finish paint on interior trim
- Latex flat finish paint on interior walls and ceilings
- Smooth skin Saddlebrook interior doors
- 4" square stock door casing and 5/4" speed baseboard or square stock
- 1-piece cove crown molding in main living areas
- Full overlay cabinets with 42" upper wall cabinets (Allowance Per Plan)
- Granite countertops in Kitchen
- Ceramic tile backsplash in kitchen (Allowance includes materials and installation)
- Granite countertops in Master Bath with 4" granite backsplash
- Level one porcelain tile or LVP flooring in the Main Living Areas (Per Plan)
- Level one porcelain tile in all Baths and Laundry Room
- Level one durable carpet with 8 lb pad in all Bedrooms, Lofts, Bonus Rooms and Stairs (Per Plan)
- Full height mirrors with cut outs for lights in master bath
- Framed hanging mirrors in guest baths (Allowance)
- Lever door handles
- Custom white melamine closet shelving in Master Bedroom and Kitchen pantry
- Ventilated vinyl coated wire shelving in all other closets
- Garage walls to be sheet rocked, trimmed and painted (per plan)
- Washer and dryer connections

APPLIANCES

- Stainless Steel Whirlpool appliances (Allowance Per Plan)
- Side by side refrigerator with ice and water in the door
- Energy Star, multi-cycle dishwasher
- Free standing range
- Microwave/Range Hood combo
- 1/3 HP in-sink disposer

ELECTRICAL

- 110 / 220V 200 Amp service with 200 Amp breaker panel box located in garage
- Garage door opener(s) with (2) remotes
- Smoke and carbon monoxide detectors per local building code
- (2) outdoor waterproof receptacles
- Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets. All per code
- Ceiling fan pre-wire in Great Room and Bedrooms
- (2) cat 5 drops
- (4) cable jacks
- (25) recessed can lights
- Decorative lighting/ceiling fan package (Allowance Per Plan)

BUILDER FEATURES

- Homeowner manual
- Termite treatment
- Pre-construction orientation with job superintendent
- Pre-drywall walk through with job superintendent
- Pre-occupancy walk through with job superintendent
- 8 year limited residential structural warranty (RWC) provided with each home

ALLOWANCES ARE PER PLAN

- Lighting/ceiling fans
- Cabinets
- Security
- Bathroom Mirrors
- Plumbing
- Countertops
- Appliances
- Backsplash
- Front Door
- Flooring
- Landscaping

SHOWN ALLOWANCES FOR ON-GRADE AND RAISED INTERIOR HOMES.

MARSH FRONT HOMES ALLOWANCES AVAILABLE UPON REQUEST.

CUSTOM HOME FEATURES AND ALLOWANCES ARE SUBJECT TO CHANGE WITHOUT NOTICE 02.26.26

MAGIC OAKS AVAILABLE OPTIONS

PLUMBING

	PRICE
Each additional outdoor hose bibb (standard is 2)	\$ 500.00
Utility sink (rough in, sink, fixture) utility tub 20"x24"	\$ 1,000.00
Utility Sink (rough in only)	\$ 675.00
Outdoor shower (does not include enclosure)	\$ 1,100.00
Outdoor shower with 4x4 wood enclosure and door	\$ 1,981.00
Add shower door to Guest Bath tub/shower	\$ 1,800.00
Porcelain tile shower in lieu of tub/shower in Guest Bath	\$ 4,700.00
Tankless water heater in lieu of 50 gallon water tank (not including additional gas drop for \$ 650.00)	\$ 2,200.00

ELECTRICAL

	PRICE
Additional ceiling fan pre-wire; includes switch for fan and light (no fan or assembly included)	\$ 100.00
Additional pre-wire and install of recessed can light	\$ 85.00
Additional 110V outlet	\$ 65.00
Additional 110V GFCI outlet	\$ 85.00
Dedicated 110V outlet	\$ 350.00
Can/fan combo in lieu of standard exhaust fan with light	\$ 175.00
Dimmer switch or timer (each)	\$ 100.00
Soffit LED lights (each)	\$ 300.00
Pre-wire and installation of flood light with switch	\$ 150.00
Additional light pre-wire (fixture not included)	\$ 150.00
Additional 220V electrical outlet	\$ 500.00
Floor receptacle with brass cover plate	\$ 650.00
Under cabinet lighting (per location)	\$ 300.00

SECURITY / LOW VOLTAGE

	PRICE
Extra phone, cable or internet jack (each)	\$ 100.00
5.1 Surround Sound system: 5 speakers & 1 subwoofer (receiver not included) — Allowance item	\$ 2,592.00
2 speakers & 1 volume control per room (receiver not included) — Allowance item	\$ 1,183.00
Whole house Distributed Audio (includes 4 rooms) — Allowance item	\$ 4,913.00
Additional room for Distributed Audio — Allowance item	\$ 950.00

FIREPLACE (gas and tank supplied by owner)

	PRICE
36" ventless fireplace with trim ring and remote control	\$ 3,850.00
42" ventless fireplace with trim ring and remote control	\$ 4,500.00

HEATING AND AIR CONDITIONING

	PRICE
Additional zone to system	\$ 3,100.00

LANDSCAPING AND IRRIGATION

	PRICE
Separate irrigation meter	\$ 3,500.00

STRUCTURAL AND MISCELLANEOUS

	PRICE
Painted built-ins at fireplace (per plan)	\$ 3,532.00
Additional paint color (per color change)	\$ 250.00
Additional shell finish concrete for driveways, walkways and patio (per square foot)	\$ 9.00
Elevator (2 stops)	\$30,000.00
Elevator (3 stops)	\$35,000.00

LIQUID PROPANE (LP): THE COMMUNITY IS SERVED BY LIQUID PROPANE (LP), NOT NATURAL GAS. GAS APPLIANCES ARE WELCOME. TO MAINTAIN THE BEAUTY OF THE COMMUNITY, LP TANKS WILL BE BURIED UNDERGROUND ON EACH HOMESITE. THE COST OF THE UNDERGROUND LP TANK, INSTALLATION, PROPANE SERVICE, AND FUTURE MAINTENANCE IS NOT INCLUDED IN THE PURCHASE PRICE OF THE HOME AND IS THE RESPONSIBILITY OF THE HOMEOWNER.