

# 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