

Features:

THE GABLES AT STONEY POINT

COMMUNITY AMENITIES

Sidewalks
Distinctive Streetlights and Street Signage
Cast-Aluminum Mailboxes
Resident's Clubhouse
Family-Styled Pool

TIMELESS STREETSCAPES

Architecturally Distinctive Exteriors
Brick-and-Stone Elevations with Shake and Hardi-plank accents
Covered Front Porches
Wood Front Entry Door
Decorative Front-Entry Handleset
20-Year Architectural Shingles
Carriage-Styled Garage Doors
Two-Car Side Entry Garages *per plan*
Professionally Landscaped Yards
Sodded Front and Side Yards

EXCEPTIONAL INTERIORS

Two-Story Foyers – *per plan*
Hardwoods in Foyer, Powder Bath, Kitchen & Breakfast Areas
Smooth Ceilings Throughout
Crown Molding in most areas of Main Level
Raised Chair Rail with Picture Molding in Dining Room
Vaulted, Raised, or Tray Ceilings in Upper-Level Bedrooms
Elite Six-Panel Doors
42" Firebox with Gas Starter
Level 1 Tile in Laundry Room

GOURMET KITCHENS

Whirlpool Gold Stainless Steel Appliances
Custom Maple Cabinets in a variety of finishes
Granite Countertops
Pull-out Faucet/Sprayer in Rubbed Bronze
Tiled Backsplash
Recessed Can Lighting
30" Cook Top with 30" Exterior Vented Microwave
Built-In Stainless Steel Double Ovens
Stainless Steel Quiet Dishwasher
Hook-Up for Ice Maker

SUMPTUOUS OWNER'S SUITE

Luxurious Tray Ceiling
Vaulted Ceiling in Master Bath
Rejuvenating Soaking Tub
Oversized Master Shower
With Ladie's Seat - *per plan*
His-and-Her Vanities – raised to 36"
Granite Vanity Tops
Bronze Plumbing Fixtures
Level 1 Floor Tile
Private Watercloset
Elongated Commode

SECONDARY BATHS

Cultured Marble Countertops
Raised Vanities to 36"
Level 1 Tiled Floors
Brushed Nickel Plumbing Fixtures

PEACE-OF-MIND AMENITIES

Dual Heat-and-Air – high-efficiency furnace (90%) and future-compatible refrigerate system
Programmable Thermostats on Lower/Upper levels
Insulated Wood & Vinyl Windows
Insulated Garage Doors
Exterior Sealed to Prevent Air Infiltration
50-Gallon Quick-Recovery Water Heater
R-38 in Attic
R-19 in Vaulted Ceilings
R-13 in Exterior Walls
Deadbolt Locks – all Exterior Doors
Pre-Wired for Security
Termite-treated foundations

PLUS MUCH MORE VALUE

Generous Lighting Allowance
Pre-Wired for Phones & Cable TV
Pre-Wired for Ceiling in Master Suite, Family Room
Garage Door Openers & Controls
192 Square Feet Pressure-Treated Deck
Stubbed for Future Bath in Basement – *per homesite*
Two Exterior Hose Bibs

DESIGNER SERVICES

Professional design consulting for decorative selections

BUILDER CONFIDENCE
Pre-Drywall Walk-Through
Pre-Closing Orientation
One-Year Builder Warranty



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Magnolia Residential, LLC in its sole discretion, reserves the right to modify and change these features in order to improve homes.

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THE GABLES

AT STONEY POINT

Optional Upgrades

Additional Fireplace in Keeping
Room
Hardwoods in Dining Room, Family
Room, Stairs
Irrigation
Granite in Secondary Baths
3rd Car Garage
Brick or Stone Front Porch
Additional Ceiling Fans

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