

STEPHENS STREET

— at Smyrna —

HOME FEATURES



COMMUNITY CHARACTERISTICS

- An established community with 2 new basement homesites
- Walking distance to Smyrna Market Village
- Minutes to I-285 and I-75
- Exceptional architectural details and today's finest features
- Architecturally controlled color schemes & designs
- Professionally designed landscape - sodded yards with green space in back yards
- Decorative cast-iron mailbox

EXTERIOR FEATURES

- Historical Craftsman design elevations utilizing brick, cedar shakes, natural stone, or cement siding (per plan)
- 2 car front entry garage
- Basement plans with large front porches
- Decorative garage doors, insulated steel, carriage-style with openers and remotes
- Shutters with S-hooks (per plan)
- 30 year architectural shingles
- Exterior double floodlights at front and rear
- Weatherproof electrical outlets at front and rear
- Insulated steel exterior doors, wood front door entry (per plan)
- Patios or decks off main level

DRAMATIC INTERIORS

- Large, open floor plans with spacious kitchens and family rooms (per plan)
- Smooth 10' ceilings on 1st floor (per plan) and 9' ceilings on 2nd floor
- Separate study and/or bedroom on main floor (per plan)
- Direct vent 42" gas fireplace in family room with brick, slate, or stone surround with wood mantel. Gas logs, starter and glass doors
- Upgraded decorative trim package
- Elegant oil rubbed bronze or brushed nickel hardware
- Vaulted, tray and optional upgrade coffered ceilings (per plan)
- Oak handrails with iron or wood ballusters
- Mudroom entry from garage (per plan)
- Generous lighting allowance
- Pre-wired for cable, CAT-5, and phone in all bedrooms, kitchen and family room
- Ceiling fans in family room and master bedroom
- Fan pre-wire in all bedrooms
- Recessed can lights
- Walk-in closets in bedrooms (per plan)

FLOORING

- Hardwoods in foyer, family, kitchen, dining and breakfast rooms - exposed and stained stair treads
- Wall-to-wall plush or friese carpet - 6 lb padding for comfort
- Ceramic tile flooring in all baths and laundry room
- Advantech[®] sub-flooring – glued, nailed and screwed

BATHROOMS

- Master Suite to include garden tub, granite or marble counter tops, upgraded fixtures, mirrors, tiled shower and double vanities, and built in shower niche
- Elongated water efficient toilets
- Jack and Jill and secondary baths with cultured marble tops

DESIGNER KITCHENS

- 42" flat panel cabinetry - several finishes available
- Level 1 granite countertops
- Stainless steel, double bowl sink
- Stainless steel appliance package with 30" double oven, microwave, gas cooktop, and dishwasher
- Moen brushed nickel or SS fixtures and hand sprayer
- Gourmet island and tile backsplash (per plan)
- Garbage disposal and icemaker connection
- Pantry with plentiful shelving

ENERGY EFFICIENCY

- Radiant barrier in attic (results in approx 25 degrees cooler)
- High energy efficient tilting windows, double pane Low-E
- Programmable thermostats on each floor
- Dual 14 SEER air conditioning system
- 80% efficient heating system
- 50 gallon high efficiency gas hot water heater
- Low-formaldehyde insulation R-13 in walls and R30 (or higher) blown cellulose attic insulation to conserve energy
- High-efficiency MERV 8 air filters (4 inch filters)
- 410A Refrigerant in HVAC
- Exterior house wrap to prevent moisture and air infiltration
- Mastic sealed ducts to help reduce air leakage and improve the performance of the HVAC system
- Whole house sealant package to prevent air infiltration
- HERs rating tested and verified by a third-party

SPECIAL FEATURES

- Engineered plans and flooring system
- Pre-wired security system
- Low-voltage to include RG6 and CAT5 wiring
- Laundry room with recessed washer/dryer connections - Laundry sink cabinet option (per plan)
- Smoke and carbon monoxide detectors
- Two toned Porter Paints designer paint selections
- Sentricon termite treatment system – first year included
- Homeowner limited warranty

Magnolia Homes of Georgia
www.maghomesga.com
Homes Built With You in Mind

