

THE MAGNOLIA

Starting at 2,746 sq.ft.



The main aspect of this home is the spectacular and grand 2-story foyer which leads to a magnificent 2-story great room... the perfect place to relax. The open kitchen with hardwood cabinets, granite countertops, ceramic floors and center island is adjacent to the great room which makes this home ideally suited for entertaining. This home also features a formal dining room and living room/study. Let's not forget the first floor owner's suite with tray ceiling, owner's bath with separate shower, soaking tub and large walk-in closet. You can also add an optional sitting room or screened in porch off the owner's suite.

The second floor features three additional bedrooms, loft and full bath.



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Renderings and floor plans are the designer's concepts and may vary in detail from plans and specifications. All room dimensions are approximate and may change without notice. Plan dimensions, architectural features and materials are subject to change without notice or obligation.

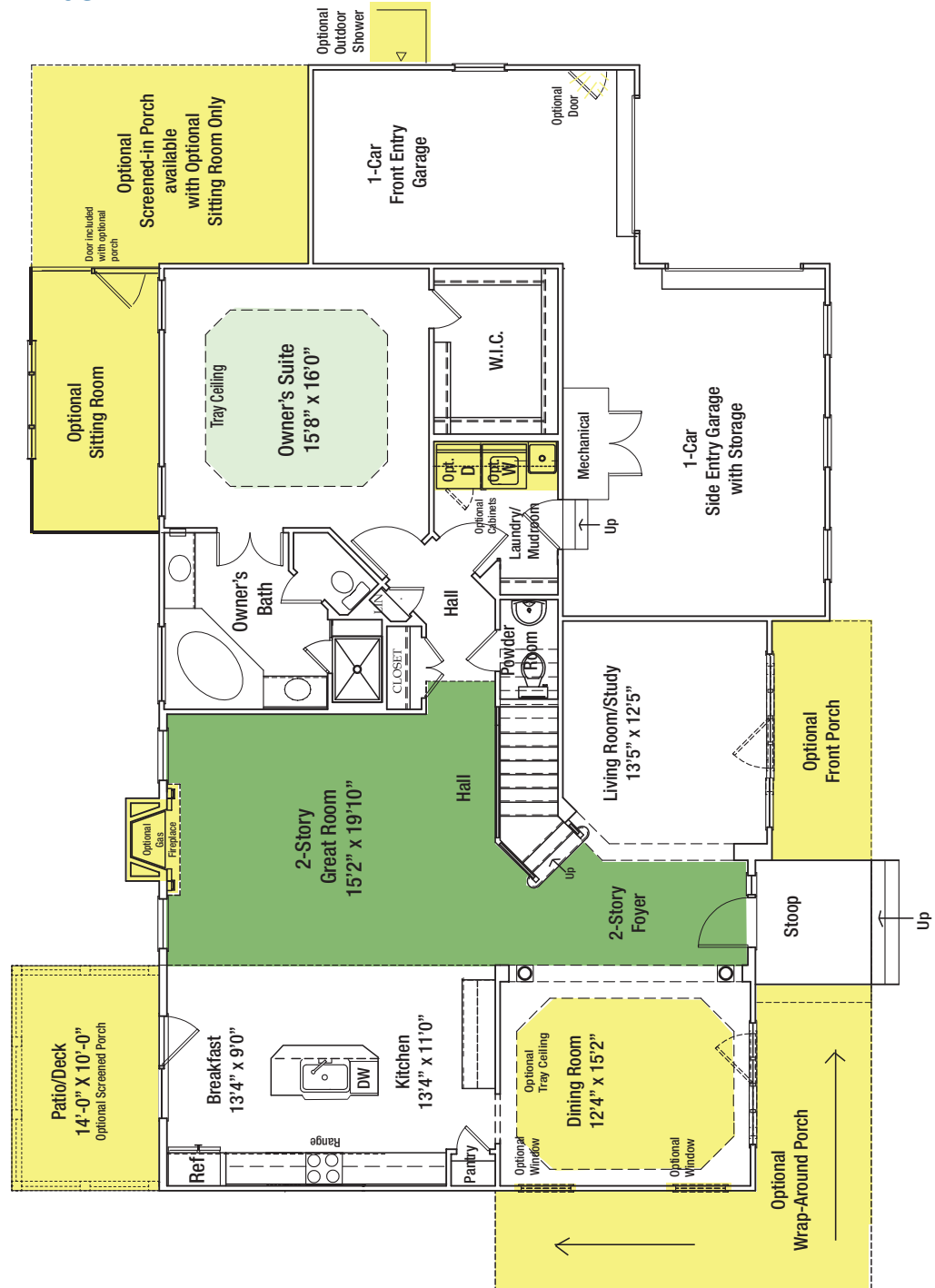


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FIRST FLOOR WITH 9' CEILINGS



2-Story Space
 Optional
 Volume Ceiling

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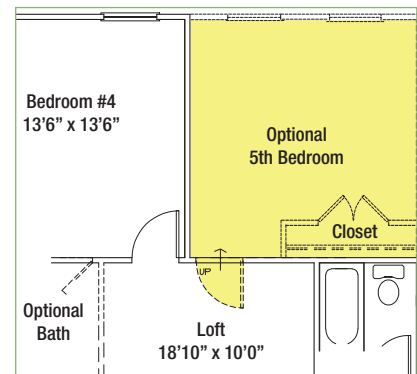
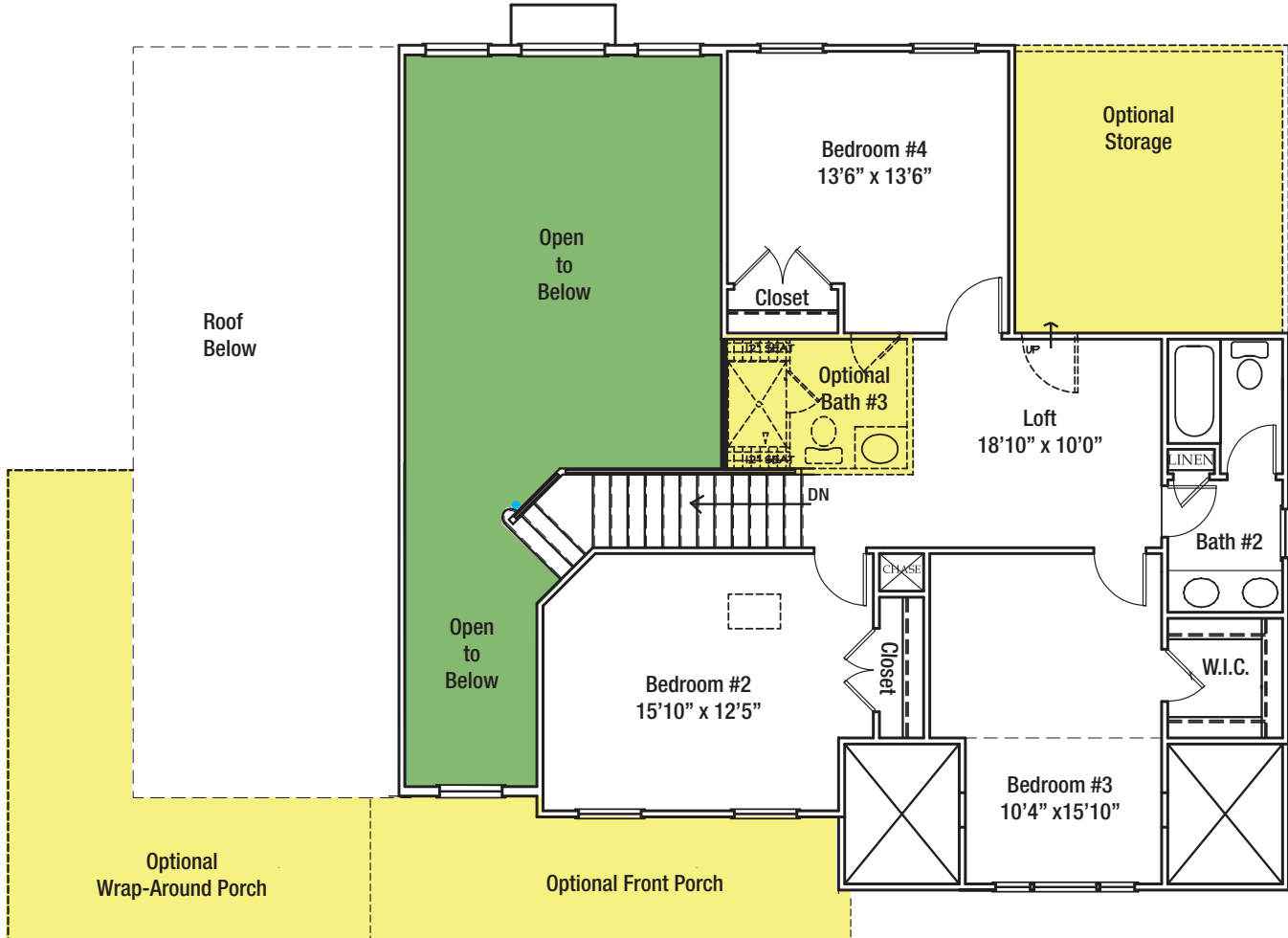


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SECOND FLOOR WITH 8' CEILINGS



■ 2-Story Space ■ Optional

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STANDARD FEATURES

Exterior

- 1/2 Acre Wooded Homesites
- Bay views (see site plan for specific homesites)
- Lawn irrigation system (front and sides)
- Sod - front and 10' back on side
- Lawn maintenance program
- Two-car garage
- Frost free hose bibs (front & rear)
- GFI outlets (front, rear and garage)
- "Hardi-Plank" style fiber cement siding
- Concrete driveway and walkway
- Landscaping package
- Carriage style garage doors with openers

Kitchen

- Granite Countertop
- WHIRPOOL - ENERGY STAR APPLIANCES
- Single or double bowl stainless steel sink
- KOHLER Faucet with pull-out sprayer
- 42" Hardwood cabinets

Baths

- Ceramic tile Owner's bath - 12 x 12 floor
- Secondary Baths -12 x 12 floors
- Elongated toilets
- Hardwood cabinets with recessed panel doors
- KOHLER plumbing fixtures

Interior

- 1st floor owner's suite
- 2-tone paint
- CAT 5 cable outlets
- Ceramic foyer, kitchen/breakfast & powder room
- Decorative columns (as designated per plan)
- Schlage levered interior door handles
- Laundry tub in laundry room (per plan)
- 9' ceilings (per plan)
- Carpeted staircase with stained rails and painted balusters
- Recessed lighting throughout
- 2 panel 6' 8" interior doors

Energy Efficiency (Energy Star)

- Draft reducing house wrap
- Low-E argon filled thermal pane insulated single hung tilt-out windows
- R-19 fiberglass insulation in exterior walls
- R-38 fiberglass insulation in ceilings
- 30 year Certainteed (Algae Resistant) fiberglass shingles
- High efficiency A/C & heating systems
- High efficiency water heater

Amenities

- Community pool and poolhouse
- Community center with exercise room, game room, entertainment room, kitchen
- Private beach on Rehoboth Bay with gazebo, kayak storage and kayak launch
- Boardwalk to private beach
- Walking trails throughout

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