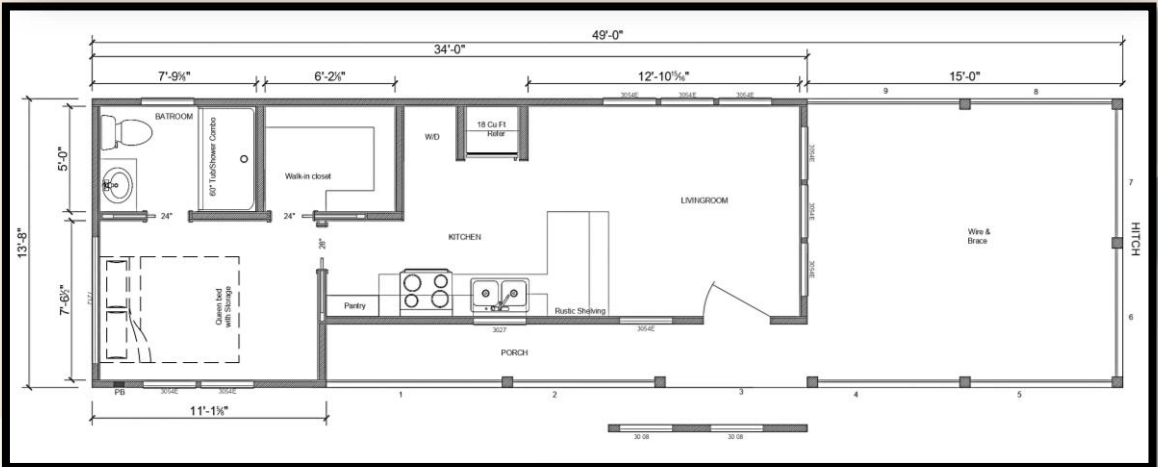


MAGNOLIA



- ✓ **Bedrooms** 1
- ✓ **Bath** 1
- ✓ **Walk-in Closet**
- ✓ **Dimensions** 13'8"X49'
- ✓ **Sq. Footage** 396
- ✓ **Deck** 13'8"X15'

When we talk about open plan, our Magnolia home is the perfect description, it does NOT feel small inside! This house has a large living room, a spacious bedroom and even a large dressing room, our kitchen offers you a bar with great storage.

Elevate outdoor living with the large wraparound porch to enjoy the perfect summer breeze; What you couldn't do on this porch? is so spacious your whole family and friends can enjoy it with you.

Our tiny home would be perfect for new couples, an excellent option as a first home.



STANDARD

Insulation

- R-11 Floor, R-13 Wall, R-19 Ceiling Insulation

Flooring

- Linoleum
- Color of Choice: Shoreline, Inglewood, Crestwood, Biltmore.

Decking

- Composite color: Smoke, Campfire, Walnut
- Residential PVC Porch Railing Panels-White
- Metal Porch Railing Panel-Matte Black

Gable

- Closed Gable

Exterior Columns

- Columns on front of home LP Colors: White, Black, Match Siding Dark Walnut

Exterior Siding

Prefinished LP Smart Lap Siding

- Color of Choice: White, Cascade Slate, Summer Wheat, Aspe Ridge, Stone Blue, Rosewood.

Hardie Board

- Color of Choice: Boothbay Blue, Cobblestone, Timber Bark, Khaki Brown, Mountain Sage, Evening Blue, Gray Slate.

Prefinished LP SmartSide Textured Trim

- Color of Choice: White, Black, Match Siding.

Roof

Galvanized Sheet Metal Roof

- Color of choice: Black, Bright Red, Burgundy, Charcoal, Galvalume, Hawaiian Blue, Ivy Green, Polar White, Sahara Tan, Copper Penny.

Walls

- 1x6 Tongue & Groove Interior Walls (Sealed Natural Wood)
- Interior Wall Trim – Sealed Natural Wood

Windows

- 30"x54" Vinyl Double Pane No Grid Window (White): 9
- 30"x27" Vinyl Double Pane No Grid Window (White): 2
- 30"x8" Vinyl Double Pane No Grid Window (White): 2
- 40"x14" Vinyl Double Pane No Grid Window (White): 1
- 72"x12" Vinyl Double Pane No Grid Window (White): 1

Ceiling Fans

- Ceiling Fan with Lights (Living Room)

Doors

- 1 Interior - 24" Pocket Door (Sealed Natural Wood) -2
- Interior - 28" Pocket Door(Sealed Natural Wood) -1
- 48" Bifold Doors
- Exterior 36" Half Glass Door (White)

Appliances (White & Black)

- 4.8 Cu Ft Smooth Top Electric Range
- 18.3 Cu Ft Refrigerator plumbed for ice maker
- 1.6 Cu Ft Over Range Microwave

Countertops

- Rolled Edge Formica Countertops
- Color of ChoiceFormica – Italian, White Di Pesco, Granite – Labrador)

Cabinetry

- Kitchen – Sealed Natural Wood
- Bathroom Sink Vanity – Sealed Natural Wood
- Rustic Shelving Unit (Kitchen or Bathroom)
- Double Height Closet with 2 Shelves
- Pantry 30"x84" 12" Deep

Sinks

- Kitchen – Stainless Steel Double Bowl Sink with Spring Faucet
- Bathroom – White Porcelain

Shower

- 60" Shower Stall (w/seats)

Water Heater

- 20 Gal Lo Boy Electric Water Heater

Air Conditioning

- Mitsubishi 9000 BTU Ductless Mini-Split Indoor Air Handler
- Mitsubishi 20,000 BTU Ductless Outdoor Heat Pump

100 AMP PowerPanel

Smoke Detector 5"

Interior Ethernet Wiring

Interior TV outlet Wiring

Exterior Power Outlet on Porch

Fire Extinguisher 8 lb.

MAGNOLIA

UPGRADES

Insulation

- R-22 Floor Insulation

Decking

- 5/4 Pressure Treated Decking Natural
- Railing Stainless Steel Cable-Stainless Steel
- Railing, Porch, Horizontal Bar Powder Coated -Black w/ wood

Gable

- Open Gable With Crows Foot

Porch Knee Wall

Porch Screening

- Screened Porch Door :Wood & Black Vinyl Screen
- Under Porch Screening (Screen under the porch decking to prevent bugs from entering the porch are from under the deck. Factory installed.): Black Vinyl
- Porch Screening – Frame installation (screening material and grommet material provided as a kit): Wood & Black Vinyl Screen.

Walls

1x6 Tongue & Groove Interior Walls

- Whitewash, Graywash, Painted White

1x8 Nickel Gap Interior Walls

- Sealed Natural Wood, Whitewash, Graywash, Painted White Interior Wall Trim

- Dark Walnut, Whitewash, Graywash, White, Victorian Pewter

Windows

- 72"x12" Vinyl Double Pane No Grid

Doors

- 24" & 28" Barn Doors with Hardware
- Exterior 36" Full Glass Door w/Built-in Blinds
- Exterior - 72" French Door w/built-in Blinds

Ceiling Fans

- Porch-Exterior Ceiling Fan w/12" Down rod
- Additional Ceiling Fan (Bedroom)

Countertops

- Quartz Countertops: Tranquility White, Silhouette
- Granite Countertops: Tranquility White, Silhouette

Sinks

- Kitchen - Stainless Steel, Black Stainless Farm Sink with Spring Faucet
- Kitchen - Garbage Disposal

Shower

- 45"x48"x80" Outside Shower Kit
- Shower Door Glass

Appliances

- Stainless Steel
- 5.0 Cu Ft Gas Range *Natural Gas
- 5.0 Cu Ft Gas Range *Propane
- 18" Dishwasher
- 27" Washer/Dryer Stack 3.5 Cu Ft Washer/5.9 Cu Ft Dryer 4 Cycle

Water Heater

- Eemax Tankless Electric Water Heater *requires 200 AMP Power Panel
- Rinnai Tankless GAS Water Heater *Propane or Natural Gas

Air Conditioning

- Mitsubishi 24,000 BTU Ductless Outdoor Heat Pump

Cabinetry

- Nightstand, Medicine Cabinet w/ Mirror, Linen Cabinet, Chest of Drawers *41"x30" 20" Deep, Wardrobe *78"x30" 21" Deep.

Bedding

- Built in Bed Frame w/Storage – Queen or king *Mattress not included

Additional Upgrades

- Electric Fireplace w/Hearth
- LED Under Cabinet Lighting
- Additional 30 AMP Exterior Elec Plug w/cover
- Motion Switch
- Dimmer Switch
- Bedside Light Switch
- USBc Outlet Wall Plug
- Porch TV/Ethernet Wiring



STONE CANYON
HOMES