



Our Magnolia Cottage

from the Cottage Row Collection

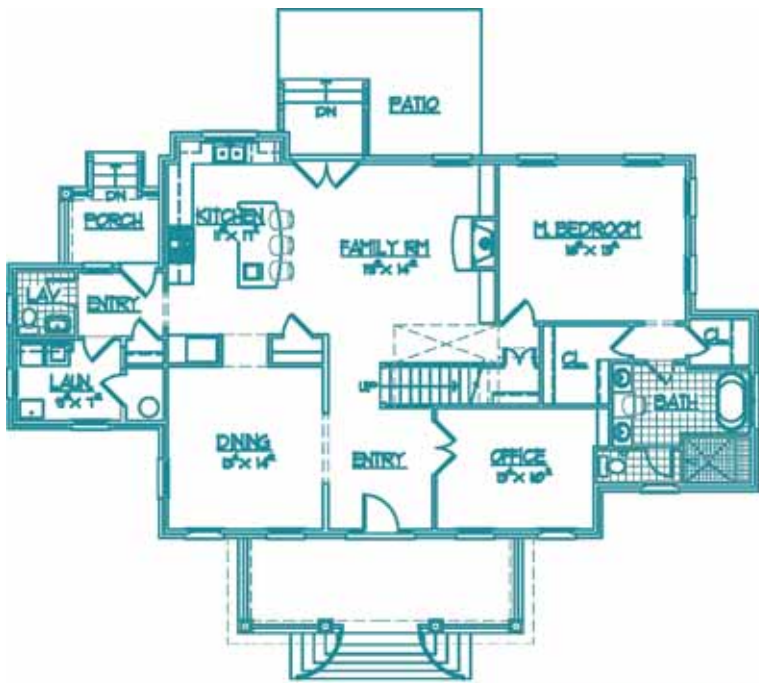


This cottage design features a first floor master bedroom, with three additional bedrooms and a shared bath on the second floor. The downstairs is completed with a cozy family room and kitchen area, formal dining room and an office. Outside, the plan shows off a beautiful brickfaçade, spacious front porch and a large landscaped homesite. Two car detached garage (with second story expansion room) and landscaping included.

All prices include homesite, and are subject to change without notice. Inquire About SouthCoast Construction's Other Oak Park Homesites.

Contact the GrayCo Realty Sales Staff at (804) 323-4080.



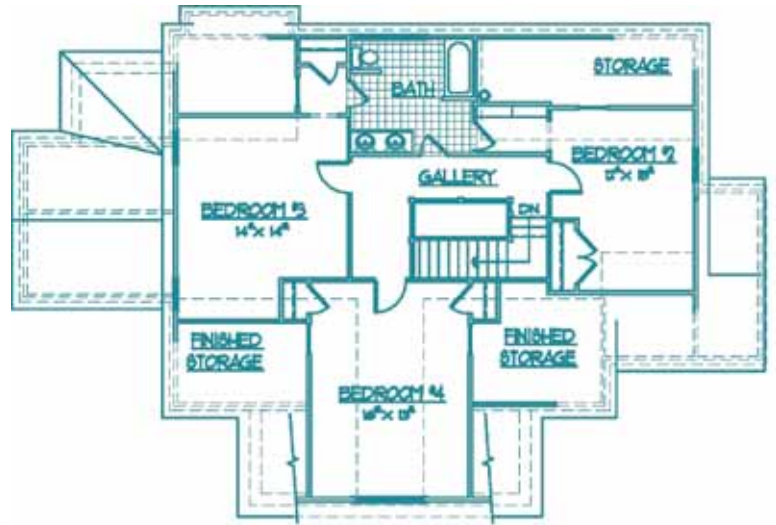


FIRST FLOOR PLAN

Features

- Approximately 2,900 square feet
- 4 Bedrooms with master suite on the first floor
- 2 1/2 baths
- Large covered front stoop
- Family room with gas fireplace
- Kitchen with maple cabinets, granite countertops and stainless steel appliances
- Formal dining room
- Home office/living room
- Prewired for security system and central vac system
- Brick with hardiplank siding in gables
- Detached 2-car garage
- Professionally landscaped yard with sod and irrigation

This home and landscape have received architectural approval from the Review Board.



SECOND FLOOR PLAN

SouthCoast

CONSTRUCTION, LLC

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Specification Highlights and Features by SouthCoast Construction

Foundation

- Foundation walls of block and brick on oversized reinforced concrete footings

Framing

- 2" x 4" exterior walls, with floor and roof members, per plan
- 3/4" tongue and groove Advantech subflooring

Siding and Trim

- Brick with water table detail at foundation
- Hardishake siding, primed and painted, per plan
- Hardiplank and fir trim materials throughout, primed and painted

Windows

- Norco windows with metal clad exteriors and wood sashes on the interior, with simulated divided lites
- Double-hung and casements, per plan, with screens

Shutters

- Operable wood shutters, primed and painted, with authentic hardware

Front Porch

- Fiberglass columns with stained fir bead board ceiling
- Metal railing
- Brick paver porch flooring

Roof

- Landmark 30 Year Warranty Shingles

Exterior Doors

- Custom fir front entry door, painted or stained
- Fiberglass patio doors, painted
- Emtek front entrance hardware
- Schlage hardware on all other exterior doors

Chimney

- Stucco, per plan, with decorative cap

Exterior Lighting

- Lamppost at front sidewalk
- Lighting at all entries
- Exterior GFI receptacles on three sides
- Flood lights on the rear of the home

Hose Bibbs

- Three frost-proof water spigots

Garage

- 24' x 24' free standing two car garage, finished to match the house, per plan, with two 8' wide carriage house doors from the Clopay's "Coachman Collection"
- Automatic garage door openers included
- Interior of garage unfinished
- Exterior staircase leading to unfinished second story

Ceiling Heights

- Nine foot ceilings on the first and second floor

Paint

- Benjamin Moore or Sherwin Williams latex wall and trim paint throughout the interior and exterior

Interior Trim

- 6" base board with base cap, painted
- Custom window and door trim by SouthCoast Construction
- Wainscoting trim detail in dining room
- Crown molding in dining room and office

Interior Doors

- Solid core, standard height doors throughout the home
- Two panel design, painted
- Pocket doors, per plan
- Rubbed bronze hardware

Flooring

- White oak hardwood flooring throughout the first floor and second floor hallway
- Oak stair treads to second and third floor (if any), painted risers
- All baths and laundry room feature ceramic tile
- Bedrooms on second are carpeted with upgrade carpet and padding

Cabinetry

- Custom kitchen design with cherry cabinets
- Bathrooms and laundry may be finished in a different style cabinet from the kitchen

Countertops

- Granite kitchen countertop and cultured marble vanity tops in the baths

Appliances

- Stainless Steel GE Profile Appliances

Plumbing Fixtu

- Ceramic tile shower/tub surrounds in all baths
- Custom glass shower door in master suite
- All bath fixtures are Delta Victorian Series
- Kitchen sink fixture is Delta Saxony.
- Kohler sinks and toilets in all baths

Closets

- Wood shelves with heavy duty wooden clothes rods

Interior Lighting

- All interior wall and ceiling fixtures through Ferguson Enterprises
- Recessed cans through out
- All bedrooms and family room have ceiling fans

Fireplace

- Masonry fireplace, with gas logs
- Custom mantle by SouthCoast
- Granite surround with built in bookcases on either side of fireplace

HVAC

- Gas forced hot air system on first floor, with central air
- Heat pump on second floor
- Two zones

Wiring Featur

- Bundled electric and cable wiring system
- Prewired for central vac and security

Patio

- Brick paver patio off family room, per plan

Landscaping

- Custom designed landscaping package by SouthCoast to compliment the home
- Entire yard design includes: sod, irrigation, shrubs and trees