



INFINITY CLASSIC HOMES, LLC MAGNOLIA RANCH ESTATES



Interior Design Features

- *Wide selection of custom flooring*
- *Hand-laid ceramic tile entryway, kitchen/breakfast, master bath, secondary baths, powder bath and utility room*
- *Raised ceilings(9' 1st floor Base ceilings-Raised to 11' per plan)*
- *Multiple room upgrade options*
- *ORB levers on interior door hardware*
- *Oil rubbed bronze finish light fixtures (per plan)*
- *Arches throughout(per plan)*
- *Upgraded ½" carpet pad*
- *Ceiling fans in master bedroom and family room*
- *Double crown molding in entry and dining room, with picture frame in dining*
- *Crown molding in master bedroom and family room, per plan*
- *Monarch, durable interior paint with contrasting white ceilings*
- *Custom Rounded accent wall corners*
- *Raised panel interior doors*
- *Moen accessories in all bathrooms*
- *Detailed door casing at front door*
- *Accent paints- Kitchen, breakfast, master-bath, powder*
- *36" Direct vent fireplace with remote*

Master Bath Features

- *12 x 12 ceramic tile tub and shower surround*
- *Acrylic tub with whirlpool jets*
- *Hi - Lo cultured marble vanity tops if attached, (per plan)*
- *Designer ORB Moen Faucets*
- *Wood door medicine cabinets*
- *Elongated commode*
- *Obscure privacy bathtub window(per plan)*

Kitchen Features

- *Raised maple panel cabinets with 42" upper wall units*
- *GE Kitchen package with 30" gas cook-top, matching vented microwave above and energy efficient dishwasher*
- *Hard surface kitchen countertops*
- *4" Tumbled marble kitchen backsplash*
- *Under-mount, double compartment sink with vegetable sprayer and Moen faucets*
- *High capacity food disposal unit*
- *Icemaker connection*
- *Islands(per plan)*

Exterior Design & Construction Features

- *Engineered post tension foundations*
- *Acme Brick on 4 sides of first floor*
- *Covered back patios (per plan)*



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- *Brick front porch*
- *Leaded glass front door*
- *James Hardie lap siding and trim products*
- *Lush, upgraded landscaping in front yard*
- *Cast stone address block*
- *Exterior coach lights*
- *Screens on operable windows*
- *Garage door opener on 16' door*
- *Stone elevations(per plan)*

- *Smoke detectors in all bedrooms*
- *10 year structural warranty program*
- *Zurn PEX plumbing systems offers a 25 year transferable warranty*
- *Carrier 16 SEER AC unit*
- *Fresh air vent & media filters per plan*
- *Carbon monoxide detectors per plan*
- *Efficient sink fixtures & Low flow commodes*
- *Kick Guard exterior door jambs*

Infinity Classic Homes Quality Programs

- *Bonded Builders 10 year structural warranty program*
- *Pre-construction meeting with homebuilder*
- *Pre-sheetrock meeting with homebuilder*
- *Pre-settlement meeting with homebuilder*

Energy Efficiency & Safety Features

- *Energy Star 3.0 certified partner*
- *Tech Shield, barrier roof decking*
- *Low E3 double pane, high performance energy efficient windows*
- *Specially designed rot resistant door jambs*
- *Hardi-Backer in all water contact areas*
- *Full alarm system with keypad*
- *All bedrooms pre-wired for ceiling fans*



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