

## *Magnolia Cottages by the Sea – Phase II*

### *Magnolia* is proud to introduce the “*Dream Cottage*” Program

**Base Price for 3Br/3.5Ba \$598,900 (1,825 s.f. air-conditioned, 235 sf porch)**

**Base Price for 4Br/4.5Ba \$694,900 (2,160 s.f. air-conditioned, 235 sf porch)**

**Included Standard in all *Dream Cottages*:**

- 2 true Master Bedrooms – 1 up and 1 down
- Screened front porch w/ ceiling fan
- Outdoor shower at entry
- Storage shed
- Low/No maintenance windows, doors, siding and roofing materials
- Impact-resistant glass in all windows and doors, eliminating the need for storm shutters
- Kohler faucets, tubs, sinks and toilets
- White Shaker solid wood cabinets with soft-close drawers
- Solid Brass and Stainless Steel hardware
- Granite tops in Kitchen and all Bathrooms
- Frameless glass shower doors
- Built-in, High-capacity Icemaker
- Designer, Stainless Steel appliances including French-door Refrigerator, Convection Range, Built-in Microwave and Dishwasher
- Sink Disposal
- Hardwood floors throughout
- Ceramic tile (floors and tub/shower surrounds) in all baths
- Crown moulding throughout
- Bead-Board Wainscot in main-level Master and Powder baths
- Board & Batten Wainscot in main-level Living Areas

**Buyer Selections** \* = Optional upgrade price

**Outdoor Shower**

\_\_\_ **\*\$TBD** Off of upstairs master bath (additional outdoor shower at entry is standard, and included in any case)

**Door Hardware Finish**

\_\_\_ Oil Rubbed Bronze  
\_\_\_ Brushed Nickel

**Exterior Lighting** **TBD**

\_\_\_ 9044NI Exterior Lights  
\_\_\_ 9044OB Exterior Lights  
\_\_\_ 9651CV Exterior Lights  
\_\_\_ 9023TG Exterior Lights

**Exterior Paint Packages**

*(All numbers are Benjamin Moore, and in order of : Body, Trim, Accent)*

\_\_\_ Paint Package #1 1655, 2062-50, 2061-10  
\_\_\_ Paint Package #2 1621, 1646, 1650  
\_\_\_ Paint Package #3 1593, 1630, 2119-30  
\_\_\_ Paint Package #4 1536, 974, 1477  
\_\_\_ Paint Package #5 HC-105, 1545, 1260  
\_\_\_ Paint Package #6 508, 2141-60, 2138-30  
\_\_\_ Paint Package #7 1556, 2138-40, 1547  
\_\_\_ Paint Package #8 473, 2144-50, 2113-10  
\_\_\_ Paint Package #9 528, 944, 531  
\_\_\_ Paint Package #10 379, HC-2, 516  
\_\_\_ Paint Package #11 393, 2149-20, 2024-40  
\_\_\_ Paint Package #12 382, 2153-30, 210

**Side Entry Interior Plan (Choose none or 1 only)**

\_\_\_ **\*\$1,750** Option A - "Mud-Room Wall / Dining- Sideboard Wall"  
\_\_\_ **\*\$1,985** Option B - "Mud-Room Wall / Built-in Bunks" (2) (Ideal for Vacation Rentals)  
\_\_\_ **\*\$1,225** Option C - "Side by Side Washer / Dryer closet (Standard stack laundry closet is eliminated, creating a larger walk-in closet in downstairs master. Ideal for full-time residents)  
\_\_\_ **\*\$2,850** Option D - "Mud-Room Wall / Bunk Fort" (4 built-in bunks)

**Wood Ceiling – Tongue & Groove Pine**

\_\_\_ **\*\$2,400** Main level living areas  
\_\_\_ **\*\$650** Master Bedroom #1  
\_\_\_ **\*\$755** Master Bedroom #2

**Bead Board Wainscot in upstairs bathrooms**

\_\_\_ \*\$325 \_\_\_#2 \_\_\_#3 \_\_\_#4(if applicable) (price is for each)

**Hardwood Flooring throughout (except bathrooms)**

Level 1 – Standard – Countryside Birch

\_\_\_ Black Forest

\_\_\_ Autumn Gold

\_\_\_ Gray Fog

Level 2 – Upgrade – Vero Birch (\*\$1,800 3BR, \$3,550 4 BR)

\_\_\_ Evening Glow

\_\_\_ Sunset Spice

Level 3 – Upgrade – Provence (\*\$2,100 3BR, \$4,150 4BR)

\_\_\_ Loblolly Asian Pine

\_\_\_ White Oak Outback

\_\_\_ White Oak Journey

**Tile Flooring - Bathrooms and Showers **TBD****

(White Grout for all tile Work)

\_\_\_ 2x2 Mosaic (A13 White) (OF)

\_\_\_ 2x2 Mosaic (A10 Dawn Grey) (Pg. 26 and OF)

\_\_\_ 2x2 Mosaic (A12 Pepper White) (OF)

**Tile Walls - Tubs and Showers **TBD****

\_\_\_ 3x6 Tile (Matte-0790 Arctic White) (OF)

\_\_\_ 3x6 Tile (Matte-0790 Arctic White) with Accent (DH69 Denim) (Pg. 26 and OF)

\_\_\_ 3x6 Tile (Matte-X735 Almond) (OF)

\_\_\_ 3x6 Tile (Matte-X735 Almond) with Accent (DH69 Denim) (Pg. 26 and OF)

\_\_\_ 6x6 Tile (Matte 0790 Arctic White) (OF)

\_\_\_ 6x6 Tile (Matte 0790 Arctic White) with Accent (1469 Galaxy) (Pg. 26 and OF)

**Comfort Toilet**

\*White (2-4 inches higher than standard toilet)

\_\_\_ Powder Bath

\_\_\_ Bath #1

\_\_\_ Bath #2

\_\_\_ Bath #3

\_\_\_ Bath #4 (if applicable)

\_\_\_ \*Enter the total number multiplied by **\$39**

**Bathroom Accessories Finish**

\_\_\_ Polished Chrome

\_\_\_ \*\$200 Polished Nickel

**Bath Plumbing Fixtures**

- \_\_\_ Polished Chrome
- \_\_\_ **\*\$895** Polished Nickel

**Kitchen Sink**

- \_\_\_ Stainless Steel Vault – single basin (K3943-NA)
- \_\_\_ Stainless Steel Vault – double basin (K3944-1-NA)
- \_\_\_ **\*\$198** White Whitehaven – single basin (K6489-O)
- \_\_\_ **\*\$528** White Whitehaven – double basin (K6427-O)
- \_\_\_ **\*\$264** Sea Salt Whitehaven – single basin (K6489-FF)
- \_\_\_ **\*\$611** Sea Salt Whitehaven – double basin (K6427-FF)

**Kitchen Faucet**

- \_\_\_ Cruette in Polished Chrome (K780-CP)
- \_\_\_ **\*\$40** Cruette in Stainless Steel (K780-SN)
- \_\_\_ **\*\$52** Cruette in Oil-Rubbed Bronze (K780-2BZ)

**Kitchen & Vanities Granite Tops**

- \_\_\_ Napoli
- \_\_\_ Ornamental White
- \_\_\_ Dallas White
- \_\_\_ Isle White
- \_\_\_ Uba Tuba

**Interior Paint** (Walls- 2 Colors standard, 3 Colors **\$200** add, 4 colors **\$400** add) Note: All Ceilings and Trim- White

Walls

Color				
Locations				

**Vanity Light Fixtures**

**Master Baths (Choose 1) TBD**

- \_\_\_ 6183CH
- \_\_\_ 6194BN
- \_\_\_ 5377OB

**Powder Bath (Choose 1) TBD**

- \_\_\_ 6183CH
- \_\_\_ 6194BN
- \_\_\_ **\*\$165** 6463NI

**Other Baths (Choose 1) TBD**

- \_\_\_ 6183CH
- \_\_\_ 6194BN
- \_\_\_ \*\$165 6463NI

**Dining Room Chandelier TBD**

- \_\_\_ 2713OB
- \_\_\_ \*\$315 59-308TG

**Bedroom Ceiling Fans TBD**

- \_\_\_ 79445-6 (White 44Inch Fan)
- \_\_\_ 79445-65 (Nickel 44 Inch Fan)

**Living Room Ceiling Fans TBD**

- \_\_\_ 79525-6 (White 52 Inch Fan)
- \_\_\_ 79525-65 (Nickel 52 Inch Fan)

**Additional 110 volt Receptacles (Optional)**

Location				
Location				

\_\_\_ \*Enter the total amount of additional Outlets and Multiply by **\$85**  
**NOTE-** Please mark additional outlets on the provided Floor Plan

**Ceiling Speaker prewire in Living Room (4 drops)**

\_\_\_ \*\$TBD

**Structured Wiring**

\_\_\_ \*\$TBD Structured Wiring for Phone/Cable/Internet

Notes:

Developer shall select siding profile and metal roof profile in order to maximize architectural diversity among contiguous cottages. All related materials are low/no maintenance, specifically: Cementitious siding, such as Hardie Board, in a mix of lap, board & batten and/or shingle, and 26 gauge galvanized roofing metal.

Buyer provides curtains for tubs (walk-in showers include frameless glass doors standard), all mirrors (most beach house buyers prefer framed, decorative hanging mirrors above the vanities) and washer/dryer.

The Buyer, having signed below, understands that this “Selections Worksheet” shall be made a part of the Uniform Purchase Agreement as the “Specifications”, which shall establish the finishes, fixtures, options and upgrades selected by the Buyer for incorporation into Buyer’s *Dream Cottage*.

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_