



Magnolia Cottages by the Sea – Final Phase

Magnolia is proud to introduce the “Dream Cottage” Program

3Br/3.5Ba (1,825 sf air-conditioned, 235 sf porch)

4Br/4.5Ba (2,160 sf 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/(Optional outdoor Master shower)**
- **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 (see pdf)**
- **Comfort-height toilets in all baths**
- **Shaker-style solid wood cabinets with soft-close drawers (see pdf)**
- **Baldwin door hardware (see pdf)**
- **Quartz tops in Kitchen and all Bathrooms**
- **Built-in, High-capacity Icemaker (in addition to Icemaker in Ref)**
- **Designer, Stainless Steel appliances including French-door Refrigerator, Convection Range, Built-in Microwave, Dishwasher and Sink Disposal (see pdf)**
- **Wide-plank Hardwood floors throughout**
- **Porcelain or marble tile in baths, and kitchen backsplash**
- **Crown molding throughout**
- **Bead-board Wainscot in main-level Master and Powder baths**
- **Board/Batten Wainscot in main-level Living Areas**
- **Nickel-slot wall in main-level Master**



Buyer Selections * = Optional upgrade price

Natural Light Package

_____*\$28,700

Includes:

- Sliding wall of glass between LR and Porch
- 10' ceilings downstairs w/transoms over the windows and side entry door
- 8' interior doors downstairs
- Taller custom upper cabinets in kitchen
- Taller tile in Master Bath 1
- Larger custom mirrors with integral lighting fixtures in both Master Bathrooms
- Oversized fan in LR
- Two ceiling fans on porch
- Screen under porch floor boards

Outdoor Shower (see plans)

_____*\$3,985 Off of upstairs master bath (additional outdoor shower at entry is standard, and included in any case)

Door Hardware (Finish) (Choose 1) (see samples and pdf)

Oil Rubbed (Venetian) Bronze

Brushed (Satin) Nickel

Exterior Lighting/Porch Fan (Finish) (Choose 1) (See pdf)

Bronze

Galvanized

Wood walkway

(standard includes from side entry steps to outdoor shower only. Additional area is \$18/sf and can be added in most areas around the cottage, as desired by Buyer. This decision can be made after the cottage is framed, allowing the Buyer the opportunity to consider while viewing the lot and cottage together.)



Exterior Paint Packages (Choose 1) (See pdf)

(All numbers are Benjamin Moore solid stain, 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) (See pdf of plans)

- ___ ***\$1,950 Option A** - “Mud-Room Wall / Dining- Sideboard Wall” (pantry on end-wall facing kitchen) with Open-Shelf uppers between Refrigerator and side-wall (Y or N)_____
- ___ ***\$2,950 Option B** – “Mud-Room Wall / Built-in Bunks” (2) (Ideal for Vacation Rentals) with Bunk entry toward Foyer_____or toward LR_____
- ___ ***\$1,825 Option C** – “Side by Side Washer / Dryer Closet” Standard stack laundry closet eliminated, creating a larger walk-in closet in downstairs master_____, or Standard stack laundry closet to remain, as Pantry_____. with Open-Shelf uppers between Refrigerator and side-wall (Y or N)_____

Bead-board in upstairs bathrooms (Choose any, all or none) (Standard in downstairs baths)

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

Nickel-slot wall in upstairs bedrooms (Choose any, all or none)

- ___ ***\$600** ___#2___#3___#4(if applicable) (price is for each)

Nickel-slot in stairwell (both levels)

- ___ ***\$2,500**



Hardwood Flooring throughout (except bathrooms) (Choose 1) (see samples)

Level 1 – Standard – Countryside Birch

- Black Forest
- Gray Fog

Level 2 – Upgrade – Vero Birch (*\$1,520 3BR, *\$1,750 4BR)

- Evening Glow

Level 3 – Upgrade – Triangulo (*\$2,540 3BR, *\$2,850 4BR)

- Brazilian Ash Atelier
- Amazon Oak Paris
- Amazon Oak Dakar
- Amazon Oak Malaga

Cabinet/Vanity Finish (Circle 1) (see samples and pdf)

Arctic Caviar Cobalt Harbor Mist Gunpowder Oyster Linen

Champagne Confection Willow Moonlight Malibu Tiffany

Bathroom Tile – See separate worksheet (see samples)

Custom wood-framed mirrors in baths (except Powder Bath)

*\$300 #1 #2 #3 #4 (if applicable) (price is each) (included in Natural Light Package)

Kitchen Sink (see samples and pdf)

- Stainless Steel Vault – single basin (K3943-NA)
- Stainless Steel Vault – double basin (K3944-1-NA)

Kitchen & Vanity Tops (Choose 1) (see samples)

Quartz

- Iced White
- Snow White
- Calico White
- Calacatta Vicenza



Interior Paint (Walls- 2 Colors standard, 3 Colors add \$200, 4 Colors add \$400)

Note: All Ceilings and Trim- White

Walls

Color				
Locations				

Interior Lighting Fixtures/Fans (choose 1) (see pdf)

- ___ Package A Bronze
- ___ Package A Nickel
- ___ ***\$750** Package B Bronze
- ___ ***\$750** Package B Nickel
- ___ ***\$1,725** Package C Bronze
- ___ ***\$1,725** Package C Nickel

Notes:

Developer shall select siding profile 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 bath mirrors (unless chosen as upgrade, above), and cabinet hardware (which, at Buyer’s option, shall be installed by Developer, at Developer’s expense) and washer/dryer.

Note that in contradiction to some earlier floorplans shown, bath #2 has a single bowl vanity.

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*, and its final price. Further, that if any Buyer selections become unavailable during construction, Buyer shall choose an alternative from the remaining Magnolia offering.

Buyer: _____

Date: _____