



**Magnolia Series LUXURY FEATURES LIST**



**SHIMBERG**  
HOMES

**Structural Integrity**

Concrete foundations with welded wire mesh reinforcement  
 Masonry block walls on first floor with reinforced concrete bond beam  
 Full exterior cementitious finish  
 Bora Care termite treatment  
 Professionally engineered roof trusses with hurricane clips & bracing  
 Wood framing on interior load bearing walls  
 Oriented strand board roof sheathing  
 Heavy gauge high steel garage doors with electric remote openers  
 CertainTeed Designer Series dimensional shingle (choice of color)

**Exterior Features**

Quality exterior paint with complimenting trim & raised bands  
 8' raised panel entry door  
 Two exterior electrical outlets  
 Two exterior hose bibs  
 Pre-wire coach lights on garage front  
 Fully sodded homesite with Bahia sod  
 Custom landscape package  
 Decorative mailbox

**Interior Features**

Impressive 9'4" ceilings heights - first floor  
 Two panel interior doors  
 Large sliding glass doors  
 Decorative arched entryways  
 Textured Spanish Lace ceiling finish  
 Textured Orange peel wall finish  
 18" X 18" ceramic tile INCLUDED in  
 Master & Secondary Baths, Laundry Room (per plan)  
 5 1/4" Style baseboards on first floor  
 Marble window sills  
 Walk-in Master Closets  
 Washer & Dryer Hook Up  
 Vinyl lined vented closet shelving  
 High quality stain resistant plush carpet with 6 lb. carpet pad  
 In wall pest defense tubing system

**Energy Efficient Measures**

Energy efficient heating & air conditioning system, 14-seer heat pump  
 Balanced air flow through return air conduits throughout home  
 Digital thermostat with multiple settings  
 R-30 blown or batt insulation over all living areas  
 R-4.2 foil vapor lock insulation in all exterior block walls  
 52 gallon energy efficient hot water heater  
 Thermal sealant around all windows & exterior doors  
 Vinyl vented soffit & offset ridge vents for attic ventilation

**Electrical Features**

Designer lighting package in Master & Secondary Baths  
 Rocker style light switches  
 Ceiling fan pre-wiring in Family Room,  
 Master & Secondary Bedrooms  
 Cat 6 telephone pre wiring in Kitchen,  
 Master & Secondary Bedrooms  
 RG6 cable pre-wiring in Family Room, Living Room,  
 Master & Secondary Bedrooms  
 Hard wired security system & key pad  
 Smoke detectors with battery backup

**Gourmet Kitchen Features**

Birch cabinets with choice of stain  
 Large pantry with ventilated shelves (per plan) Granite  
 counter tops with choice of color  
 Moen® Chrome faucet  
 Recessed can lighting  
 Whirlpool® Stainless Steel Appliances  
 Smooth top, self cleaning Freestanding Range  
 Built-in Dishwasher  
 Built-in Microwave with overhead vent  
 1/3 hp garbage disposal  
 Ice maker water supply line

**Master Bathroom Features**

Stand alone tub with walk-in separate shower (per plan)  
 Moen® Chrome faucets  
 Shower glass enclosure  
 Elongated 1.6 gallon water saver commodes  
 Elegant tile on tub deck & shower wall  
 Ceramic tile on floor  
 Wood cabinetry

**Secondary Bathroom Features**

Ceramic tiled shower  
 Premium porcelain lavatory  
 Moen® Chrome faucets  
 Pedestal sinks in powder bath  
 Elongated 1.6 gallon water saver commodes  
 Wood cabinetry

**Quality Assurance**

Shimberg Homes 1 Year Warranty  
 Centricity 10 Year Home Warranty  
 Pre-Construction owner's orientation to review Quality  
 of workmanship & materials  
 Pre-drywall owner's meeting  
 Pre-Closing orientation & demonstration of new home

**Magnolia Series**

Luxury Custom Features designed & included exclusively by Shimberg Homes, LLC. Broker Participation Welcome.  
 For more information about our homes, call Troy Glaves, our Director of New Home Sales at 813.778.2679 or visit

[www.shimberghomes.com](http://www.shimberghomes.com)

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COCL51881  
 Revised 02.20