



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 8' high steel garage doors with door opener, two remotes
 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

Real wood cabinets
 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

Free standing tub with walk-in shower
 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 R. Shimberg Homes, Inc.
 Broker Participation Welcome. For more information about our homes, call Troy Glaves 813.778.2679 or visit

www.shimberghomes.com

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