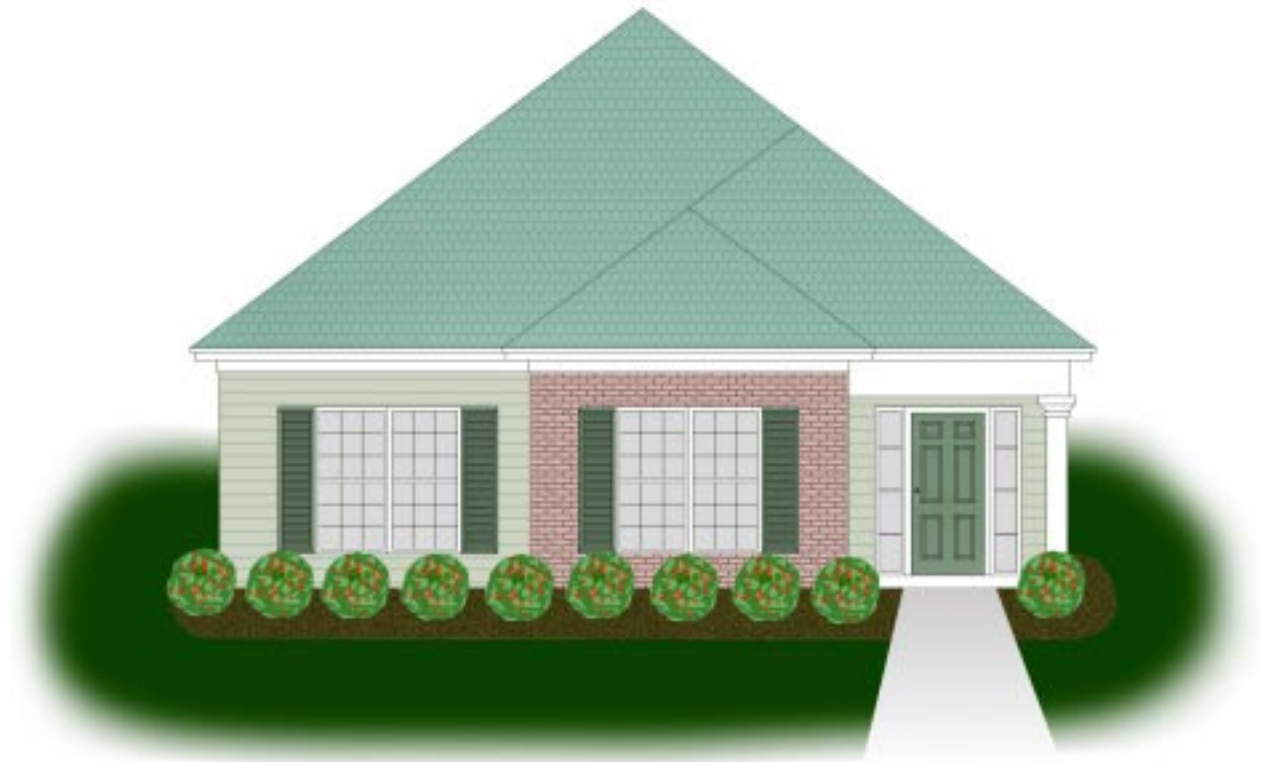


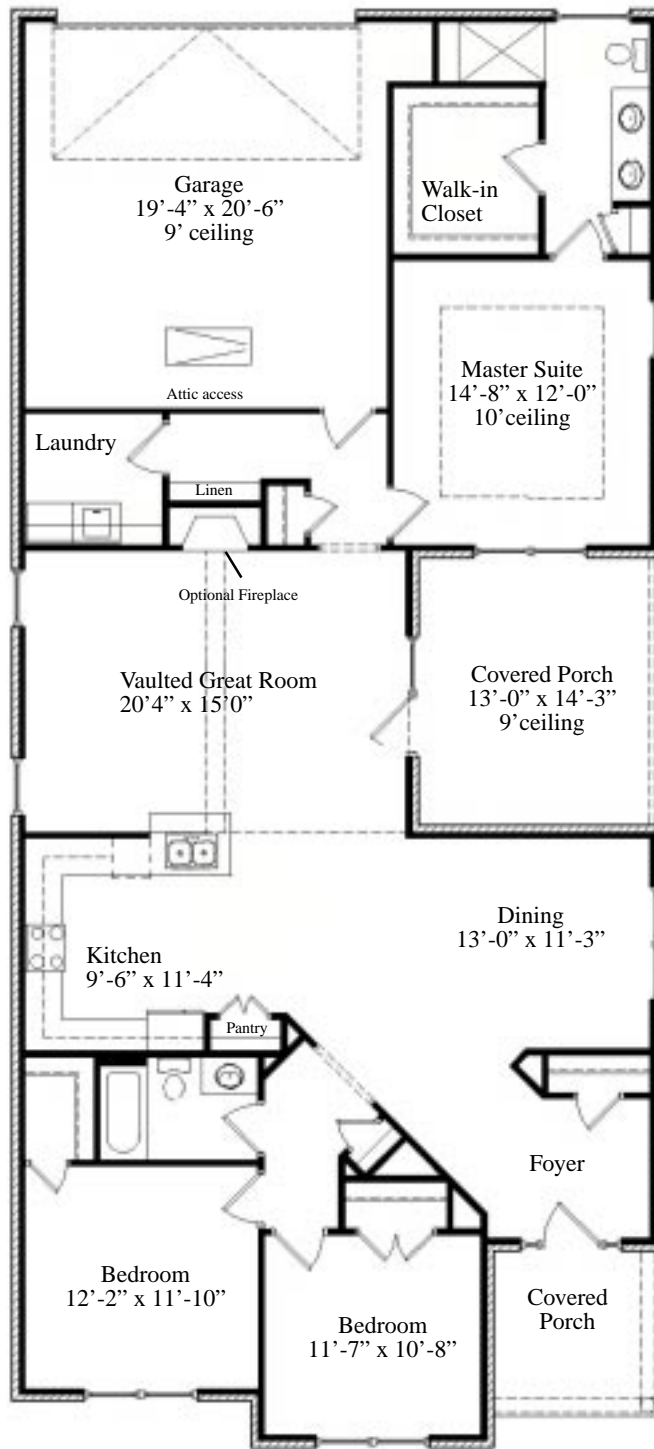
THE MAGNOLIA



Grand living in the carefree convenience of a patio home. Yes, it all comes together – and so very well – in the Magnolia

Quality design and construction by **Craig**
HOMES

THE MAGNOLIA



Base price: \$199,900

Overall dimensions: 34'-0" x 76'-0"

Approximate sf under roof: 2552

Approximate sf heated & cooled: 1853

Exact plan details subject to change for reasons of
quality control and evolving construction standards

Standard Features...

- Choose from three frontage options (shown at right)
- Covered front porch
- Large covered side porch
- Ceramic tile entry foyer floor
- Large doorways throughout
- Vaulted ceiling in great room
- Dining bar in kitchen
- Ceramic tile floor in kitchen
- Ceramic tile kitchen countertops
- Ceramic tile dining room floor
- Easily accessed pantry
- Home security system
- Ceramic tile or cultured marble bathroom counters
- Smooth top electric range (black or white)
- Built-in microwave with recirculating filter
- Gutters on sides
- Ceiling fans with light kits in bedrooms and great room
- Crown molding in foyer, great room and master suite
- Laundry room
- Rear facing two-car garage
- 128 sf floored attic with pull down ladder
- 10' sloped tray ceiling in master suite, 9' ceilings in all other rooms
- Walk-in closet in master suite
- Double vanity in master suite
- Three bedrooms, two full baths
- Fully insulated and wrapped
- High efficiency 13-SEER heat pump system

Frontage Options...



Option A



Option B



Option C

Custom Options...

<input type="checkbox"/>	Solid wood front door	\$ 580	_____
<input type="checkbox"/>	Additional brick	8 per sf	_____
<input type="checkbox"/>	Vaulted (slope style) ceiling	800 per room	_____
<input type="checkbox"/>	Hardwood instead of carpet (\$4 per sf)		_____
<input type="checkbox"/>	Greatroom	1260	_____
<input type="checkbox"/>	Master Bedroom	840	_____
<input type="checkbox"/>	Bedroom 2	600	_____
<input type="checkbox"/>	Bedroom 3	530	_____
<input type="checkbox"/>	Whirlpool bath	800	_____
<input type="checkbox"/>	Corian kitchen counter tops	1800	_____
<input type="checkbox"/>	Granite kitchen counter tops	3800	_____
<input type="checkbox"/>	Undercounter kitchen lighting	490	_____
<input type="checkbox"/>	Above cabinet kitchen lighting	300	_____
<input type="checkbox"/>	Garage door insulation	200	_____
<input type="checkbox"/>	Woodburning fireplace w/gas starter	1000	_____
<input type="checkbox"/>	Stainless smooth top electric range	300	_____
<input type="checkbox"/>	Range hood vented to outside	400	_____
<input type="checkbox"/>	Lawn sprinkler system	2000	_____
<input type="checkbox"/>	Cabinet above toilet	150 ea	_____
<input type="checkbox"/>	Window additions	250 ea	_____
<input type="checkbox"/>	6 foot privacy fence	13 per foot	_____
<input type="checkbox"/>	Cabinets in laundry room (2)	360	_____
<input type="checkbox"/>	Built-in ironing board in laundry room	235	_____
<input type="checkbox"/>	Additional ceiling fans	130 ea	_____
<input type="checkbox"/>	Add'l outside receptacles (2 included)	85 ea	_____
<input type="checkbox"/>	Laundry room sink	400	_____
<input type="checkbox"/>	Energy savings package (solar roof decking and premium insulation)	1460	_____
<input type="checkbox"/>	Additional crown molding	3.75 per foot	_____
<input type="checkbox"/>	Crown caps above window	65 ea	_____
<input type="checkbox"/>	Custom paint	150 per room	_____
<input type="checkbox"/>	Outside floodlights (2)	190	_____
<input type="checkbox"/>	Light tube skylight	400	_____
<input type="checkbox"/>	30" brick base for front porch column	200	_____
		Total	_____

About Sage Meadows...

At Sage Meadows you'll enjoy the care-free convenience of exclusive patio home living – and at surprisingly affordable prices!

Just arriving at the beautifully landscaped entry to the neighborhood lets you know that you've come to a very special place. Only 35 homes will be here. And the entire neighborhood is fenced to ensure your peace and quiet as well as your peace of mind.

The Sage Meadows property owners association maintains all unfenced neighborhood lawns – and the fully landscaped community park with its gazebo and picnic tables.

Sage Meadows is located just minutes from grocery stores, restaurants, medical facilities and shopping centers.

Sage Meadows gives you convenient, secure and carefree living.

Driving directions

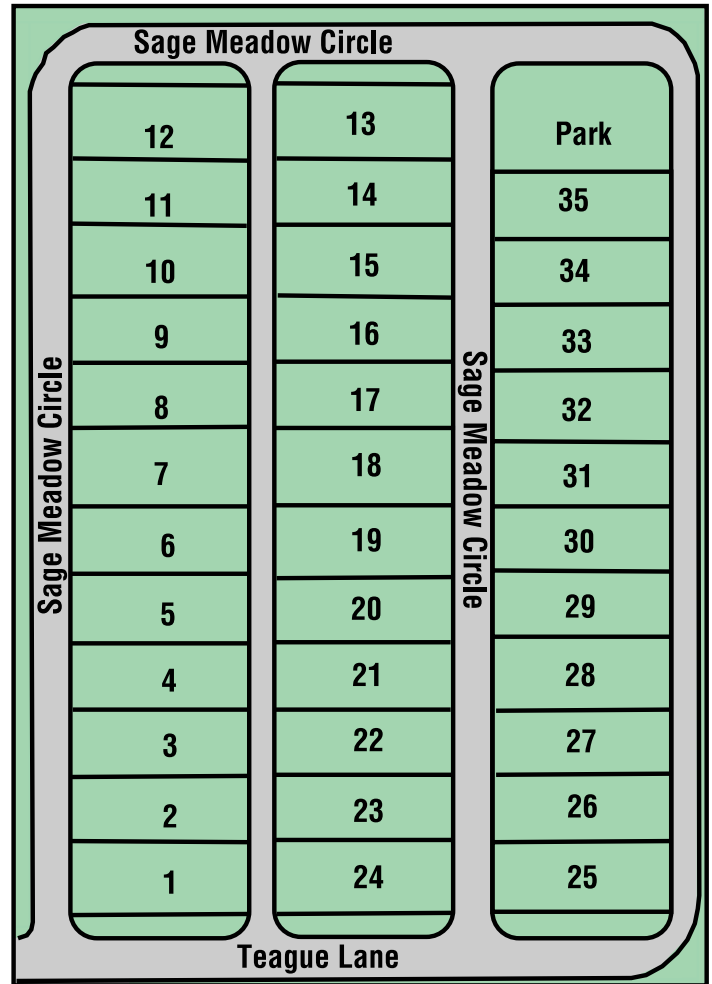
From Interstate 67-167, go west on Kiehl, then right on Brockington Road for one mile. Turn right on Teague Lane. Sage Meadows will be immediately on your left.

Why You Should Act Now

Only 35 lots and homes will ever be available in Sage Meadows. They will go fast. Plus, as more lots and homes are sold, prices are likely to rise on those remaining. By acting now, you can choose from a wider selection of lots, and save money.

About Craig Homes...

Craig Homes is a leading builder of homes in Cabot, Chenal, Maumelle, Sherwood, west Little Rock...all over central Arkansas. And when your new home is built by Craig Homes, you'll have a beautiful home that gives you top quality and tremendous value. Ask your real estate agent about the Craig Homes warranty, one of the best in the business.



Sage Meadows is restricted to just 35 homes and a community park to serve those who live in them. Choose your home site now for the greatest selection and value. Average lot size is 46' x 98'.

* Property owners association fees estimated to be \$50 per month.