# Magnolia



Magnolia A Scheme 6

## MAGNOLIA

3,017 TOTAL SQ. FT.
3, 4 OR 5 BED/FLEX

**The Magnolia** centers on a flowing great room, kitchen, and dining area, with a staircase rising to the private rooms above. A family-friendly kitchen island and access to a deck make entertaining effortless, while a mud and pantry room adds convenience. Select homesites back onto protected greenbelt or quiet no-through streets, offering a serene, natural setting.



Magnolia B Scheme 2



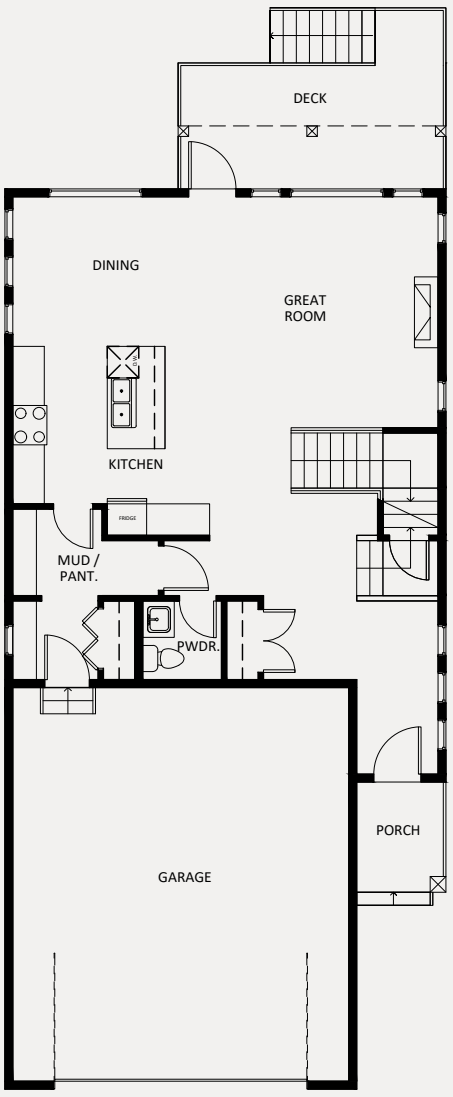
Magnolia C Scheme 3

Artist renderings are based on initial design drawings. Exterior details may vary due to modifications, design enhancements, and site-specific conditions.

# MAGNOLIA

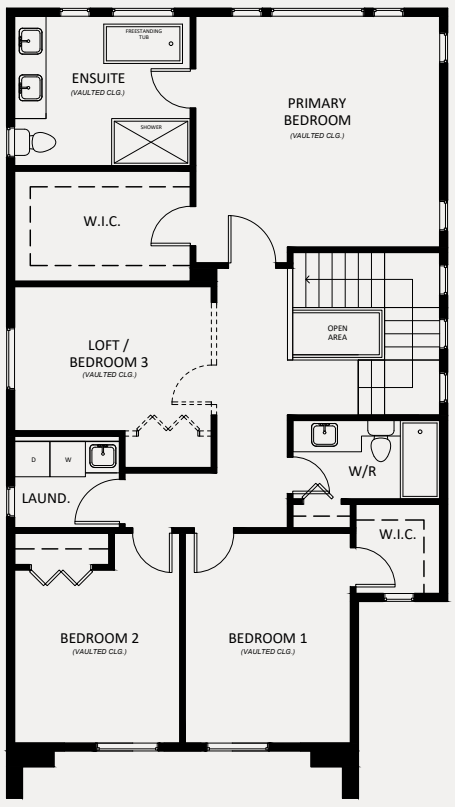
3,017 TOTAL SQ. FT.

3, 4 OR 5 BED/FLEX



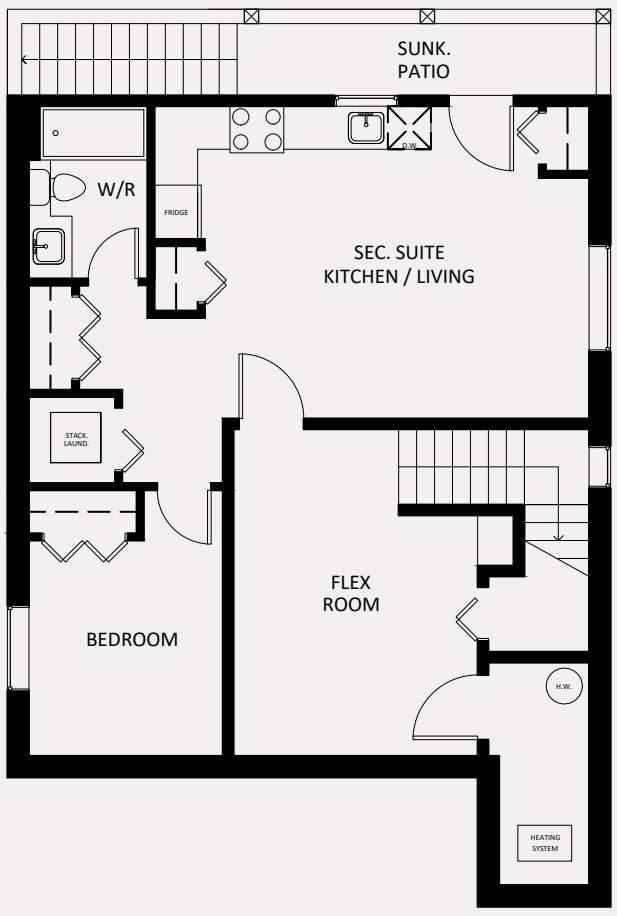

## MAIN FLOOR

910 SQ. FT. FLOOR AREA




## SECOND FLOOR

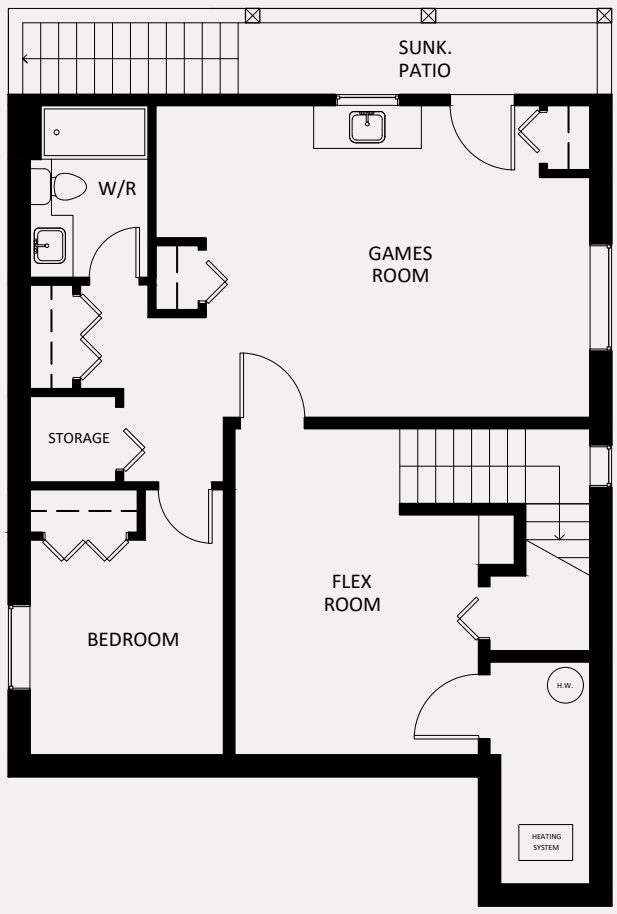
1,184 SQ. FT. FLOOR AREA




## LEGAL SUITE OPTION

320 SQ. FT. PRINCIPAL DWELLING AREA

603 SQ. FT. SECONDARY SUITE AREA




## FINISHED BASEMENT OPTION

923 SQ. FT. FLOOR AREA

All dimensions and sizes are approximate. Floor plans are based on initial design drawings. Square footage, room sizes, and features may vary due to site-specific conditions, local zoning bylaws, or design improvements that may result in modifications or changes without notice. Patio and deck sizes will vary by location. Renderings are an artist's conception and are intended as a general reference only. E&OE.