



Home Plans & Features

Presented by Courtney Carter and Dream Discover Build™

Enjoy *Premier Coastal Living.*



Come home to Magnolia Reserve, an elegant new home community perfectly situated 5 minutes from Surf City beaches featuring beautifully-designed homes from the area's top builders.

Enjoy the sand and sea life you've been dreaming of without compromising location, value, or quality.



Table of Contents

The Blue Ridge Floor Plan.....	4
The Danbury Floor Plan.....	5
The Hall Crest Floor Plan.....	6
The Hemingway Floor Plan.....	7
The Katherine Floor Plan.....	8
The Lafayette Floor Plan.....	9
The Madison Floor Plan.....	10
The Masonboro Floor Plan.....	11
The Otter Floor Plan.....	12
The Sea Breeze Floor Plan.....	13
Structural Home Warranty.....	14
Frequently Asked Questions.....	15-16

The Blue Ridge



Square Feet
2,768

Bed	Bath	Garage
4	2.5	2



The 2768 square foot Blue Ridge plan includes a main level with a cathedral ceiling in the foyer, grand staircase, half bath, formal dining, and a spacious kitchen with keeping room. The second level includes a gracious master suite/master bath, laundry room, full bath, and 2 additional bedrooms – with an optional 4th or loft space. The exterior features Craftsman style details and a wrap-around front porch.



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The Danbury

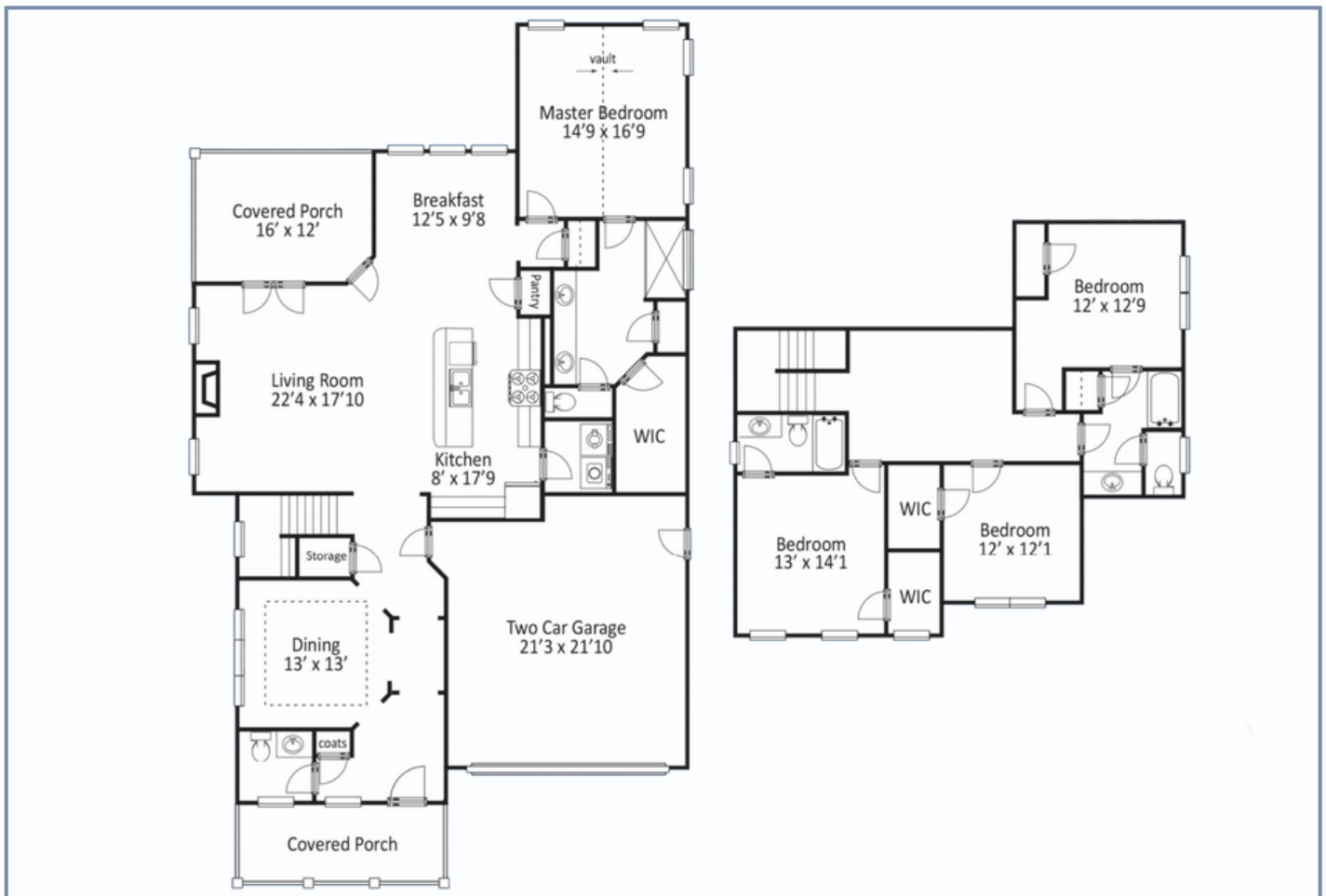


Square Feet
2,873

Bed	Bath	Garage
4	3.5	2



Offering 2873 HSF of living space, the Danbury plan features a spacious living area with fireplace, breakfast nook and kitchen with large island, a formal dining room/office space, powder room, laundry room and Owner's Suite on the first level! The second level has three additional bedrooms and two full baths with a wonderful loft area for hanging out. Covered front and back patios with tons of windows round out the exterior of the home.



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The Hall Crest

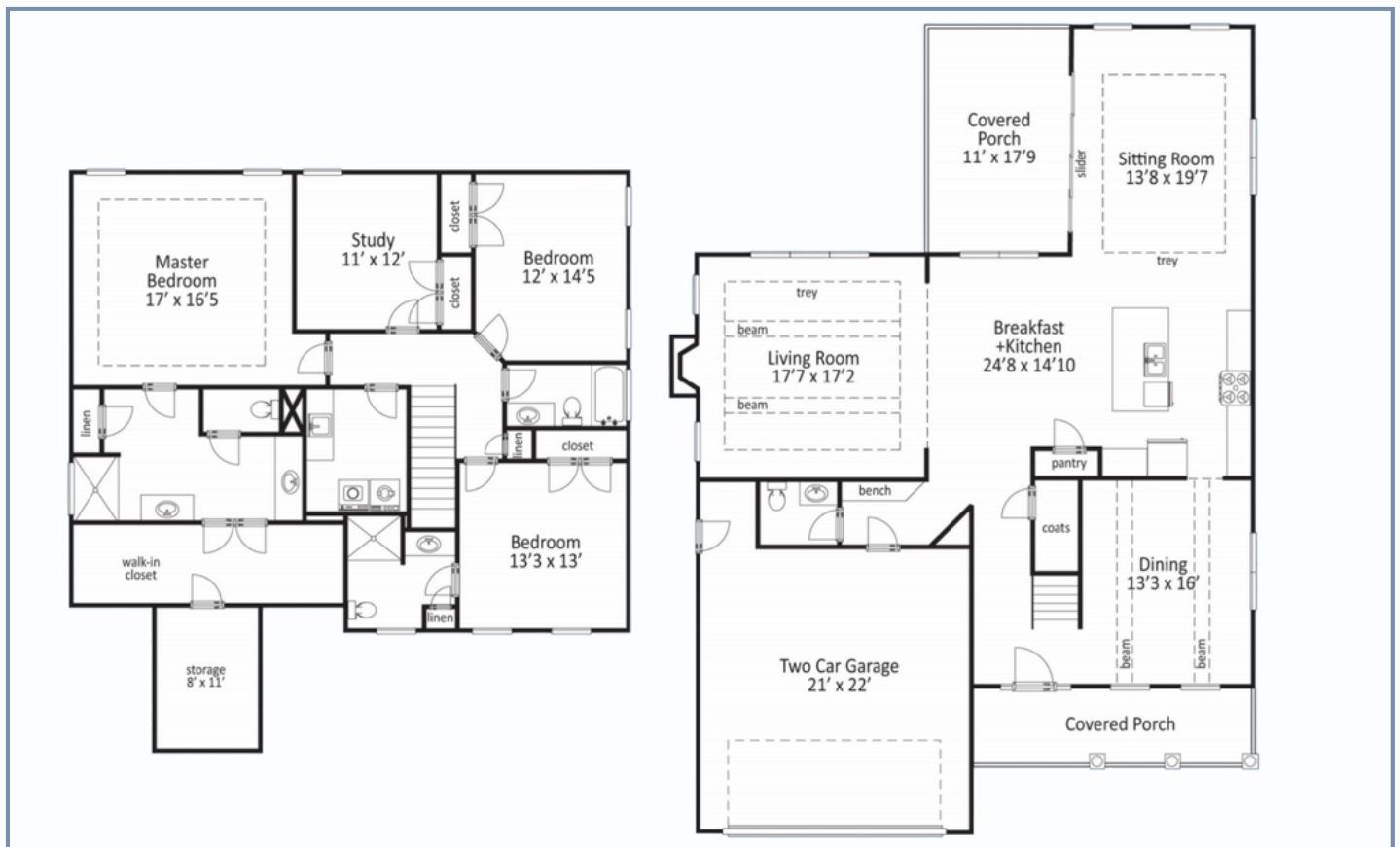


Square Feet
3,015

Bed	Bath	Garage
4	3.5	2



Beginning downstairs, the 3015 HSF Hall Crest plan highlights include formal dining room, family room, breakfast/kitchen with large island, additional sitting area off the kitchen, powder room, and mudroom. Owner's Suite with spacious bathroom, walk-in closet and add'l 8'x11' space behind closet for storage or hide-a-way room, three additional bedrooms, two full baths, and large laundry room round out the upstairs. Exterior includes covered front and back patios with large sliding doors and tons of windows.



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The Hemingway

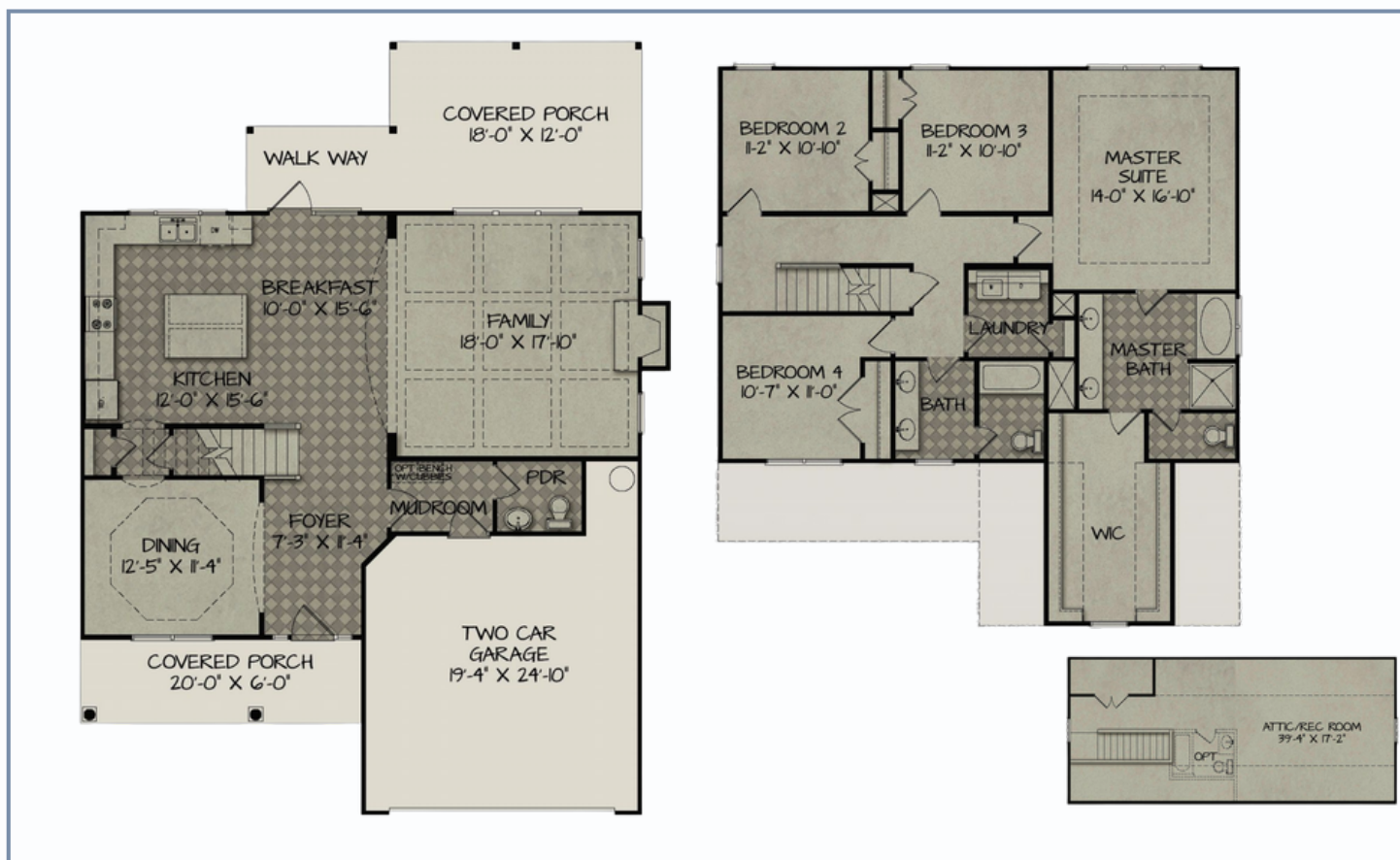


Square Feet
3,048

Bed	Bath	Garage
4	3.5	2



Offering 3048 square feet of living space The Hemingway floor plan features 4 bedroom and 2.5 baths. Downstairs highlights include a formal dining room, center island in the kitchen and double arches leading into the family room. Upstairs boasts a spacious master and secondary bedrooms as well as the laundry room. Outside highlights include both front and back covered porches.



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The Katherine

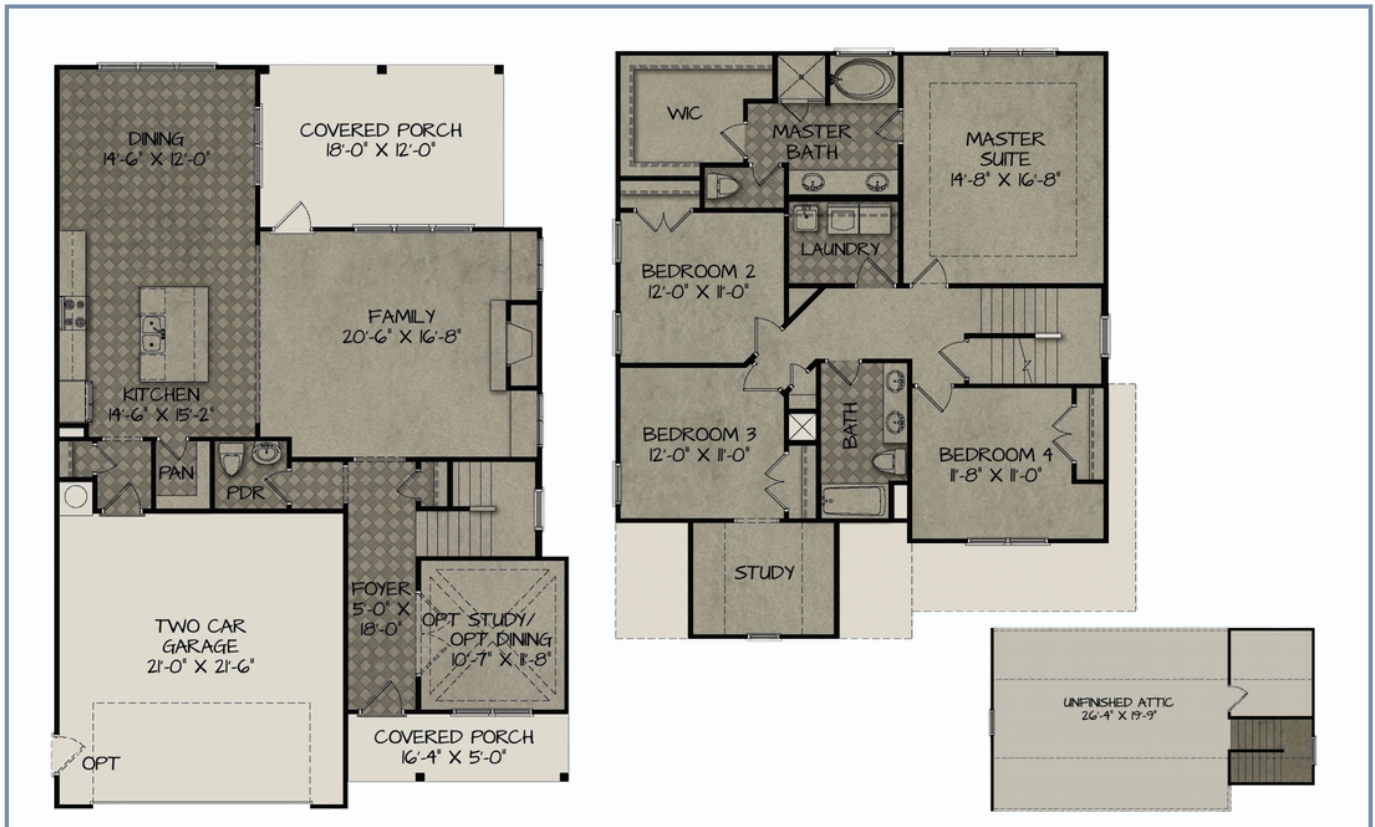


Square Feet
3,179

Bed	Bath	Garage
4	3.5	2



The Katherine offers 3179 square feet of living space and boasts a mud room, half bath, main level study or optional dining room, open living space with an eat in dining area and breakfast bar. Upstairs you'll find the generous master suite, laundry, full bath and three additional bedrooms. The home also features a 3rd level attic space, that when finished brings the total size of this home to 3179 square feet.



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The Lafayette

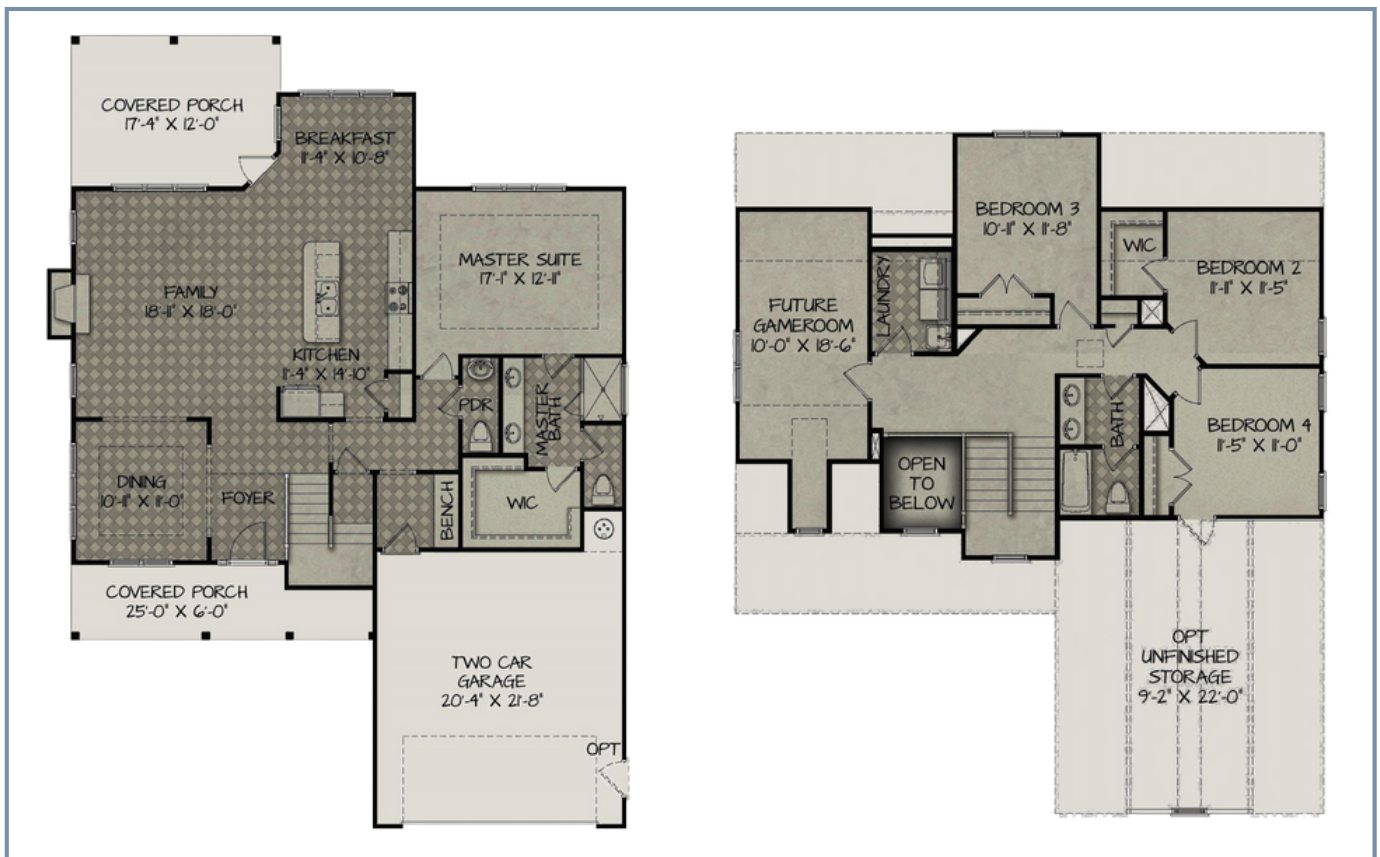


Square Feet
2,472

Bed	Bath	Garage
4	3.5	2



The Lafayette is a 2472 square foot floor plan offering a first level master suite. The remainder of the first level features a half bath, formal dining area, open concept living area, breakfast nook and center island with a breakfast bar. The second level boasts 3 additional bedrooms, another full bath and bonus room. Covered front and back patios complete the exterior of the home.



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The Madison

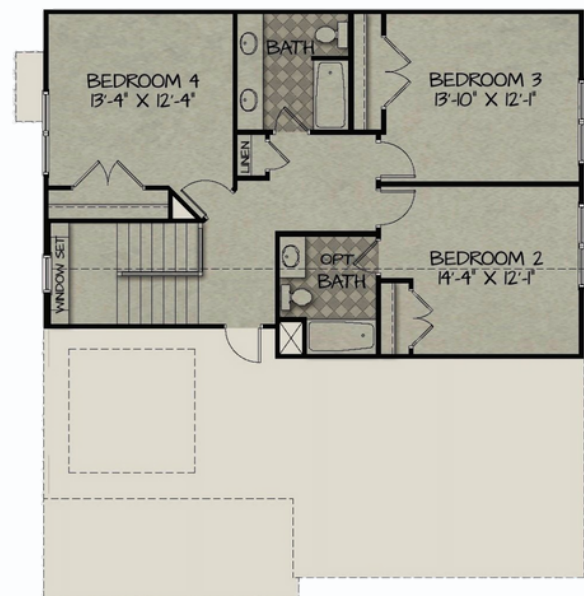
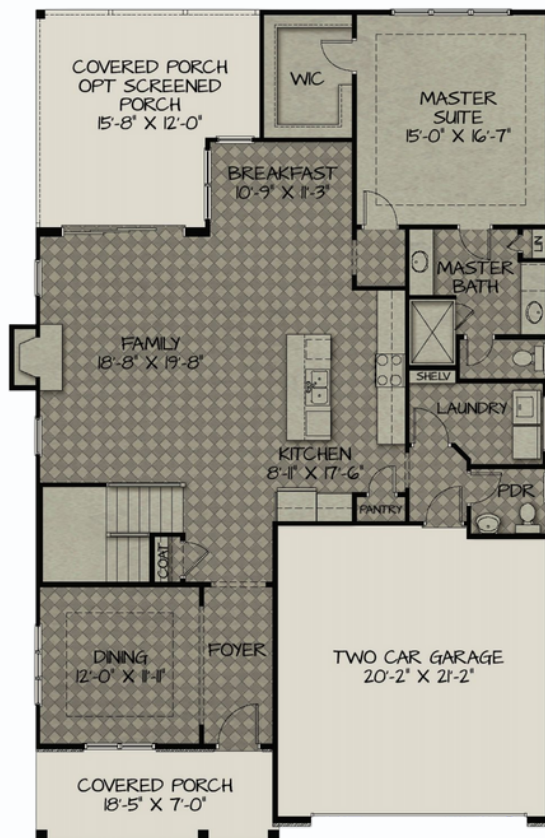


Square Feet
2,439

Bed	Bath	Garage
4	2.5	2



The Madison is a 2439 sq ft. floor plan offering a first level master suite. The remainder of the first level features a half bath, formal dining room, open concept living area with center island and breakfast bar. Three additional bedrooms, and a full bath on the second level completes this home, with the option of adding a second full bath on the second floor.



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The Masonboro

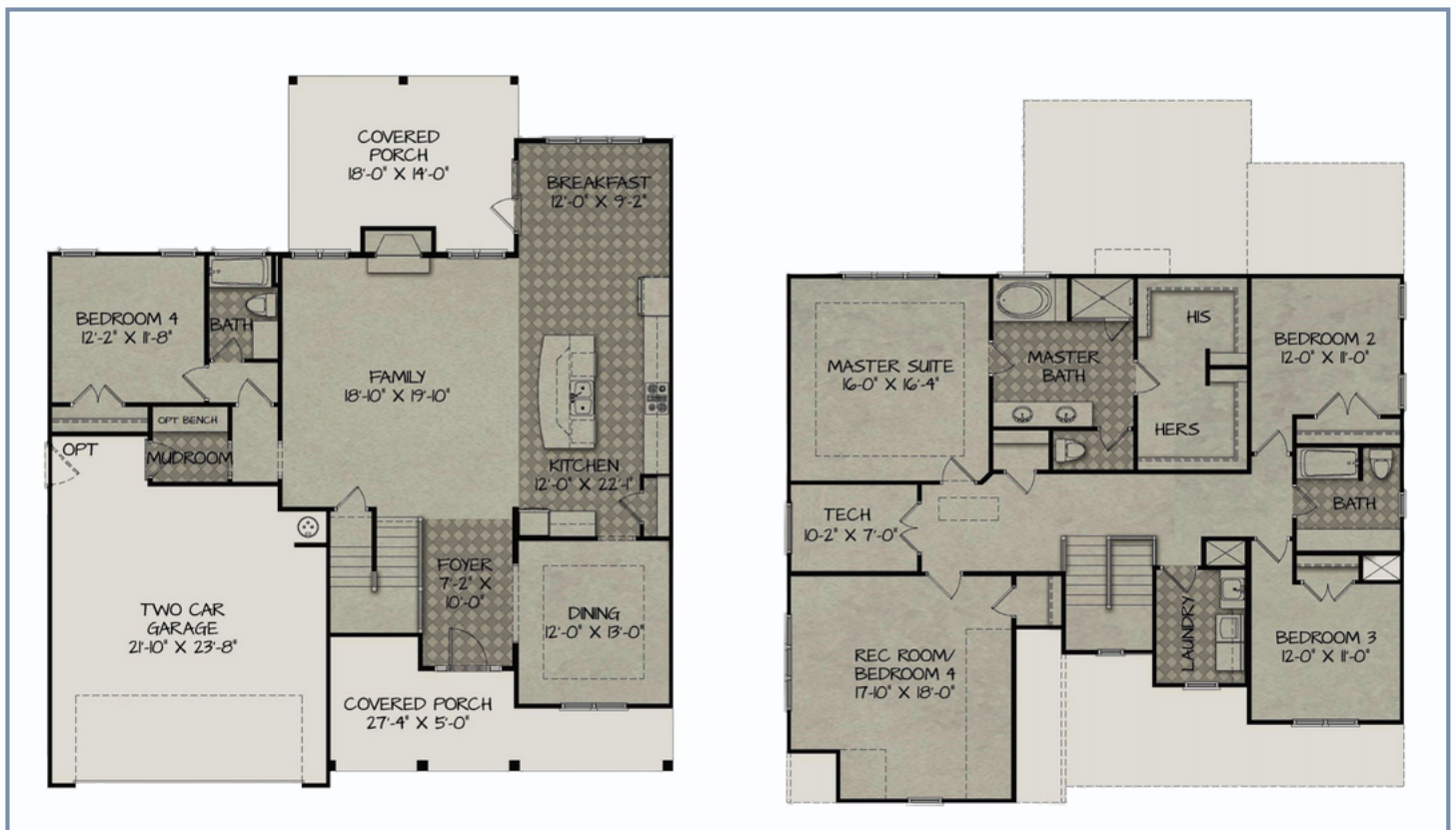


Square Feet
3,196

Bed	Bath	Garage
5	4	2



With 3196 sq ft., the Masonboro comes with room to spare! The first level includes a mudroom, formal dining room, open concept living space and a bedroom with a full bath. The upstairs includes the spacious master suite, two additional bedrooms, an additional full bath, bonus and laundry rooms.



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The Otter

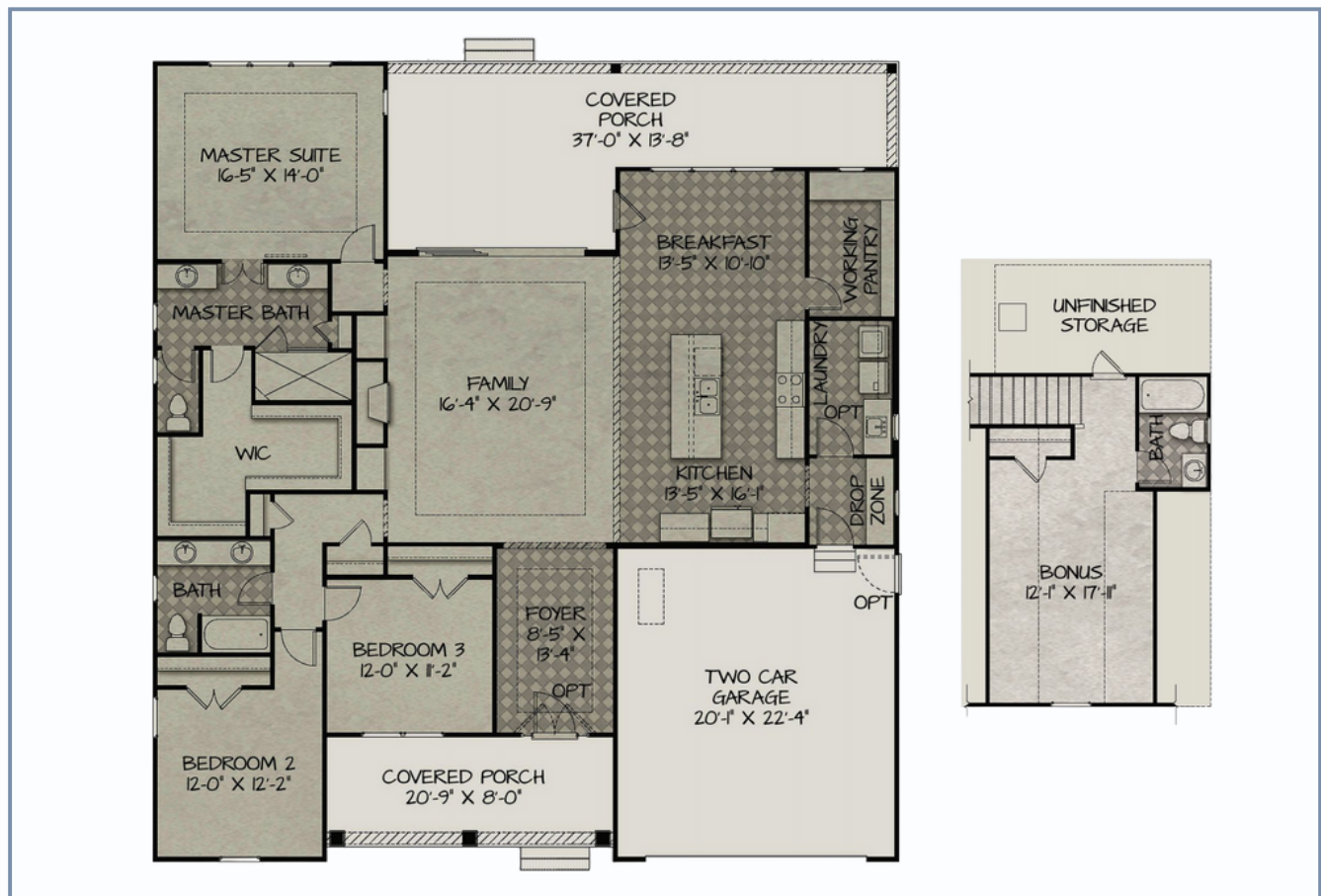


Square Feet
2,446

Bed	Bath	Garage
4	3	2



At 2446 sq ft., the Otter floor plan is a spacious home that features 3 bedrooms, open concept living space, and covered front and back porches all on the first level. The finished room above the garage provides a bonus space, or 4th bedroom, and an additional full bath.



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The Sea Breeze

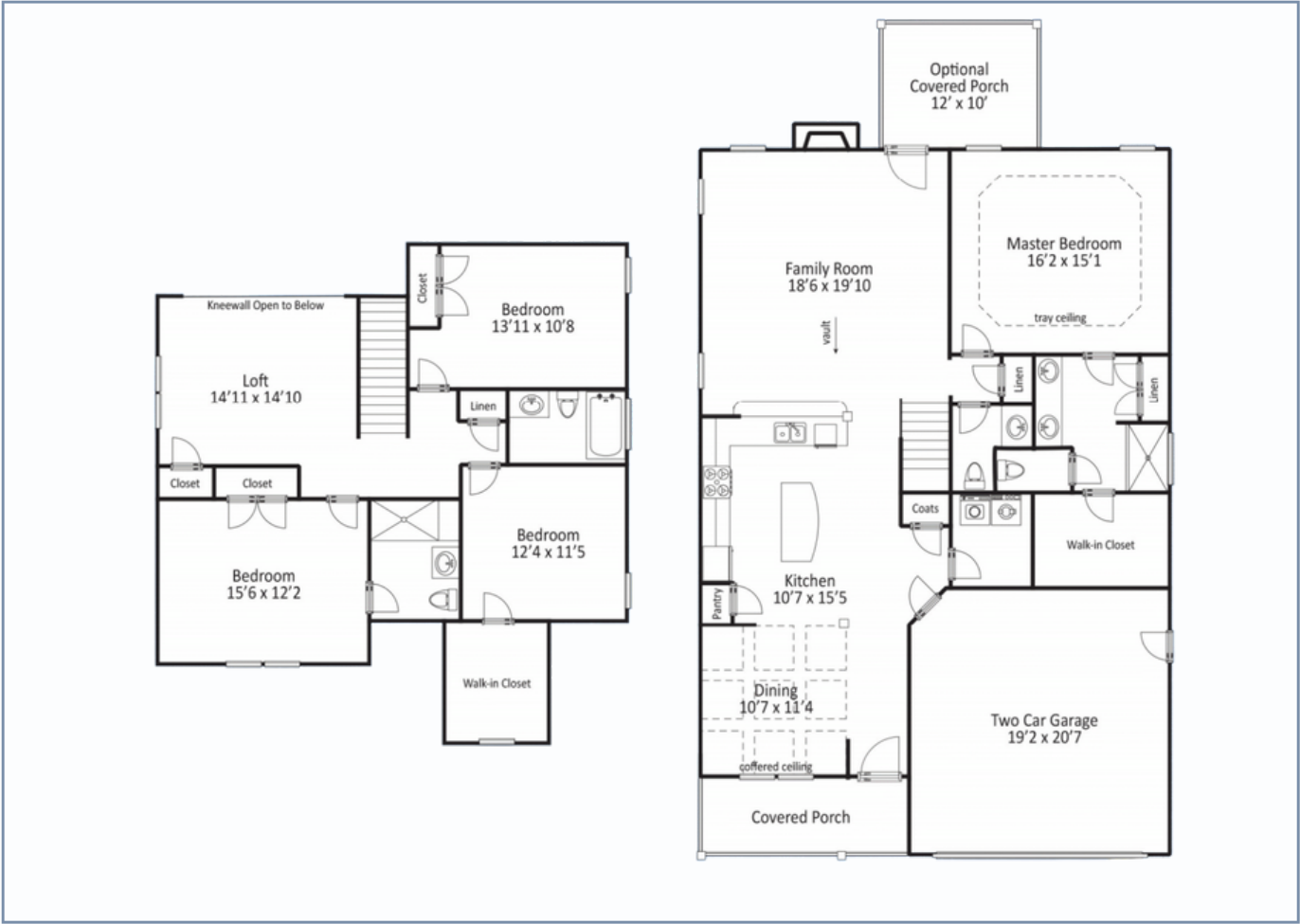


Square Feet
2,472

Bed	Bath	Garage
4	3.5	2

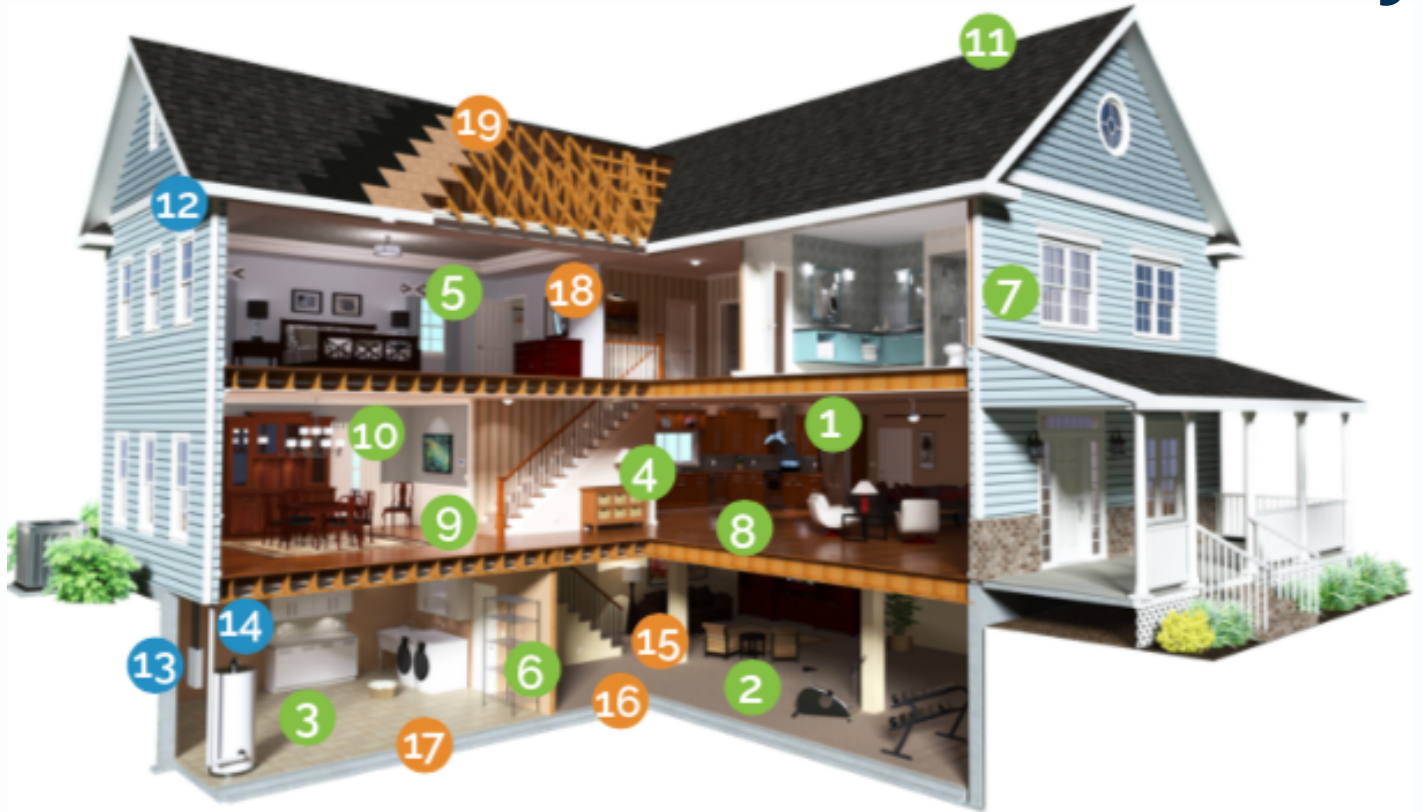


The 2460 HSF Sea Breeze plan includes a free flowing first floor with formal dining room, kitchen with tons of cabinetry, and family room with fireplace and vaulted ceiling. The first floor is also home to the Owner’s Suite with tray ceiling, walk-in shower, dual sinks and large walk-in closet! Upstairs you’ll find three additional bedrooms, two full baths, and loft space for gathering. Covered front and back porches for relaxing are the perfect finishing touch.



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Your Home Is Protected By A Structural Home Warranty



1-Year Workmanship

The one-year workmanship warranty provides surety type coverage and backs the builder's warranty for defects in workmanship and materials. Covered components of a home that do not meet established Construction Performance Standards in the warranty during the first year will be repaired, replaced, or you may be paid the cost of repair or replacement.

10-Year Structural

The ten-year structural warranty provides direct coverage from the day of closing for major structural defects. If a major structural defect occurs to a designated load-bearing element of the home within the 10-year warranty term, it will be repaired, replaced, or paid for by Centricity.

2-Year Systems

The two-year systems warranty provides surety type coverage and back the builder's warranty for defects in the electrical, plumbing, heating, cooling, ventilating, and mechanical systems. Covered components of a home that do not meet the established Construction Performance Standards in the warranty during the first two years will be repaired, replaced, or you may be paid the cost of repair or replacement.

- | | |
|-----------------------------|--------------------------|
| 1. Cabinets | 12. Ductwork |
| 2. Carpet | 13. Electrical |
| 3. Ceramic Tile | 14. Plumbing |
| 4. Courter-tops | 15. Beams |
| 5. Door Panels | 16. Floor Framing |
| 6. Drywall | 17. Foundation |
| 7. Exterior Siding | 18. Walls |
| 8. Hardwood Flooring | 19. Roof Framing |
| 9. Interior Trim | |
| 10. Paint | |
| 11. Roof Covering | |

Frequently Asked Questions

Q: How many houses will be in the community?

A: There are 200 homes planned for the community of Magnolia Reserve.

Q: How far is Magnolia Reserve from the beach?

A: Magnolia Reserve is located approximately 3.3 miles from North Topsail beach!

Q: What amenities are available?

A: There are a proposed community pool and bath house. Construction will begin soon!

Q: What type of warranty is offered?

A: Warranty is provided through Centricity/Bonded Builders and includes a 1-year Workmanship and Materials warranty and a 10-year Structural warranty.

Q: What type of upgrades come standard with the home?

A: Granite, solid surface, or quartz countertops in the kitchen. White, stained, or painted kitchen cabinetry. Upgraded stainless appliances, LVP flooring in most living areas, ceramic tile in bathrooms/laundry, carpeting in bedrooms and on staircases, upgraded lighting fixtures, gas fireplace, upgraded detail trim package to include crown molding and coffered and tray ceilings (per plan), FULLY TILED SHOWER in Owner's Suite, landscape package includes IRRIGATION SYSTEM in the front yard, covered front and back porches and open patios (per plan)

Q: Does Magnolia Reserve allow fences?

A: Yes, installation of fences is allowable with approval from the HOA.

**Please see the Community's Restrictive Covenants.
This information is deemed reliable but is not guaranteed***



THE POSSIBILITIES ARE ENDLESS
Dream Discover Build
NEW HOMES



Frequently Asked Questions

Q: Are any lots in Magnolia Reserve in a flood zone?

A: Good news! None of the lots in our community are in the 100-year flood plain!

Q: Who provides water and sewer service?

A: The town of Surf City provides these services. They can be reached at 910-328-4131,
116 S. Topsail Drive, Surf City, NC 28445.

Q: Does the community have sidewalks?

A: Yes, sidewalks are located on both sides of the street throughout the community.

Q: Will there be street lights?

A: Yes, the community will have LED street lighting.

Q: Is there an HOA?

A: Yes, and the HOA dues cover maintenance of community pool and bath house, lighting, maintenance of common areas, pond maintenance, and storm water/street management.

Q: What are the current tax rates for Magnolia Reserve?

A: The 2021 rates have not been released yet. The 2020 tax rate is as follows: Pender County 0.645% + EMS 0.0925% + Surf City 0.41% = 1.1475%. There is also a \$220/year trash service charge from the county. If the homeowner uses a private trash company, they will pay the private company their fee PLUS they will pay the county \$110/year starting the first January 1 they have the private company.

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