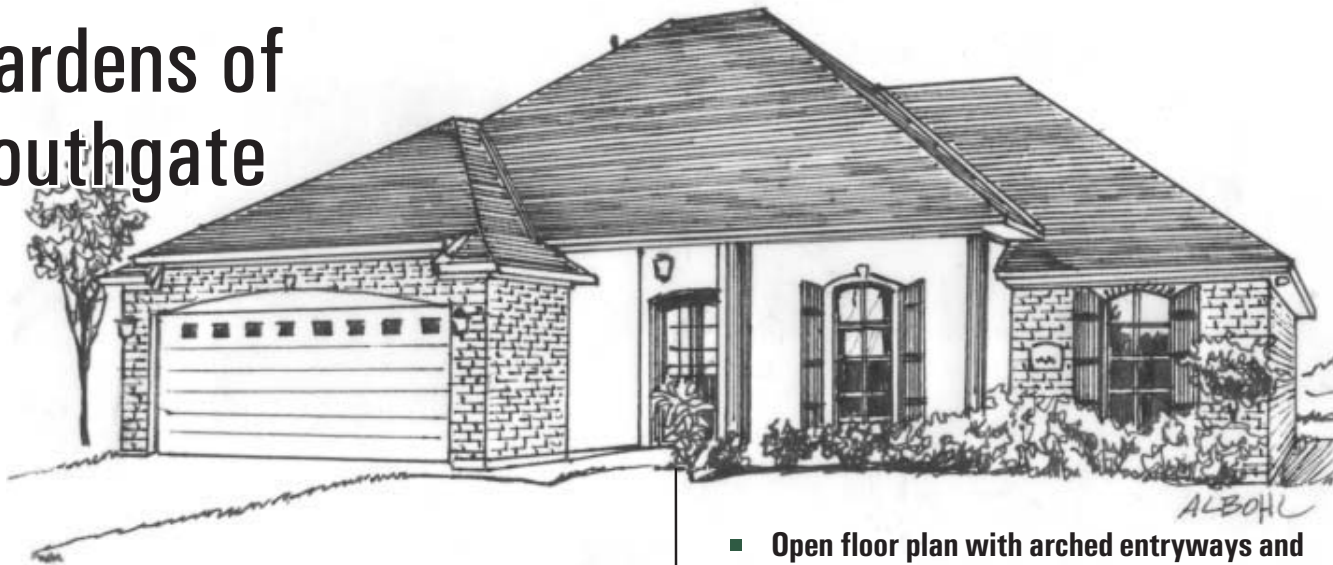


402 Fair Oaks

Gardens of Southgate

40

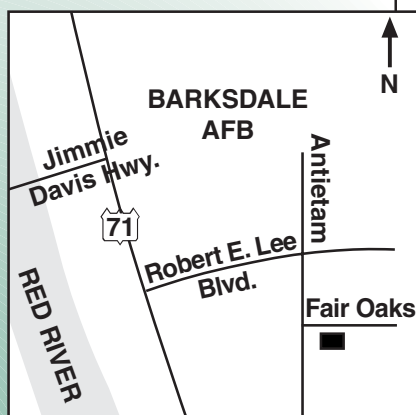
parade of homes



\$217,000

- 2,523 square feet
- 3 bedrooms
- 1,750 sq. ft. living area
- 2 baths

Look no further! This house, located in a gated community, has the feel of a much larger home. Featuring rounded corners, arched entryway, and ceramic tiles. Smart floor plan invites you to entertain many guests. Beautifully designed with no wasted space. The spacious kitchen is complete with granite counter tops and center island, large corner pantry, and stainless steel appliances. The master bedroom features a recessed vaulted ceiling with mood lighting. In the adjoining master bath, relax in the spacious whirlpool tub. You won't believe the large his and her closets!



- Open floor plan with arched entryways and rounded corners
- Crown molding throughout
- Granite counter tops, tumble stone backsplash
- Stainless steel appliances
- Master bedroom features bookshelves & recessed vaulted ceiling with mood lighting
- Remote master bathroom has 2 large closets, whirlpool tub, separate shower
- Ceramic tiled-floors in wet areas
- Security system with 2-key pads
- 16 x 8 covered patio with 10 ft. ceilings & fan with light kit
- Energy efficient construction with 14-seer a/c unit
- Full yard sprinkler system with 2 water meters for reduced water bills
- Keyless entry for garage

MAGNOLIA CUSTOM BUILDERS, INC.

Larry Theriot • 318-820-3122