

# MAGNOLIA

1881 asf • 1561 N. Parkshire Way  
3 beds + office • 2 baths

## — CUSTOM-CRAFTED UPGRADES —

9' and 12' ceilings  
Ceramic tile flooring  
Engineered hardwood flooring & full wood-wrapped windows  
Grand foyer with architectural inset display  
Matte black hardware  
Hand-textured walls  
Board and batten and true lap siding with stone & brick accents

## — KITCHEN —

Full ceiling height custom-built alder stained & paint-grade cabinets  
Quartz & granite counter tops with full tiled backsplash  
Walk-in pantry, center entertainment island – open to great room  
GE Profile Stainless Steel Appliance package

## — PRIMARY BEDROOM SUITE —

Tile flooring and quartz counter tops  
Separate, dual vanity sinks  
Separate room for water closet – walk-in full tiled shower  
Large walk-in closet

## — GREAT ROOM —

Gas fireplace with stone accent & mantle  
Vaulted ceiling  
Access to entertaining covered patio

## — OFFICE —

Separate office/flex room off entry  
*...Please see Reverse Side for More Details...*

DEVELOPED BY

**JAYO**  
JAYO DEVELOPMENT, INC.

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**CB**  
COLDWELL BANKER  
TOMLINSON

[www.CherryBlossomMeridian.com](http://www.CherryBlossomMeridian.com)



— **GUEST BATH** —

Quartz counter top, tub/shower with full tile surround and tile accents  
Tile flooring

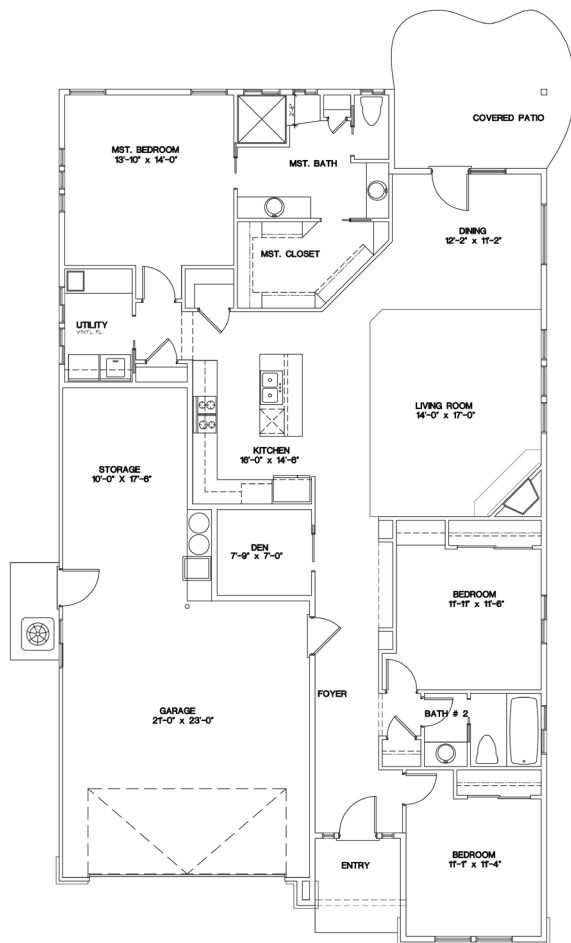
— **UTILITY ROOM** —

Granite counter and deep utility sink  
Folding table and cabinets  
Adjacent to primary bedroom for easy access

— **GARAGE & EXTERIOR** —

3-car tandem garage with opener & keyless entry, carriage garage doors  
Plumbed for water softener  
220 volt  
Covered rear patio with gas BBQ line, full perimeter fencing  
Finished landscape included

— **CONVENIENT DOWNTOWN MERIDIAN ACCESS** —



Floor Plan Similar



Elevation Similar

**MAGNOLIA**

FLOOR PLAN

1881 ASF

Jayo Construction, Inc.



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