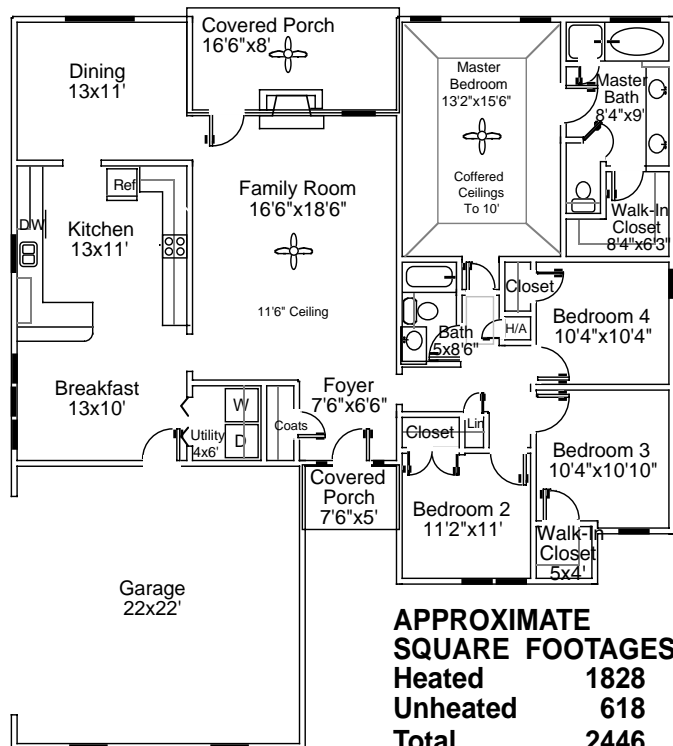
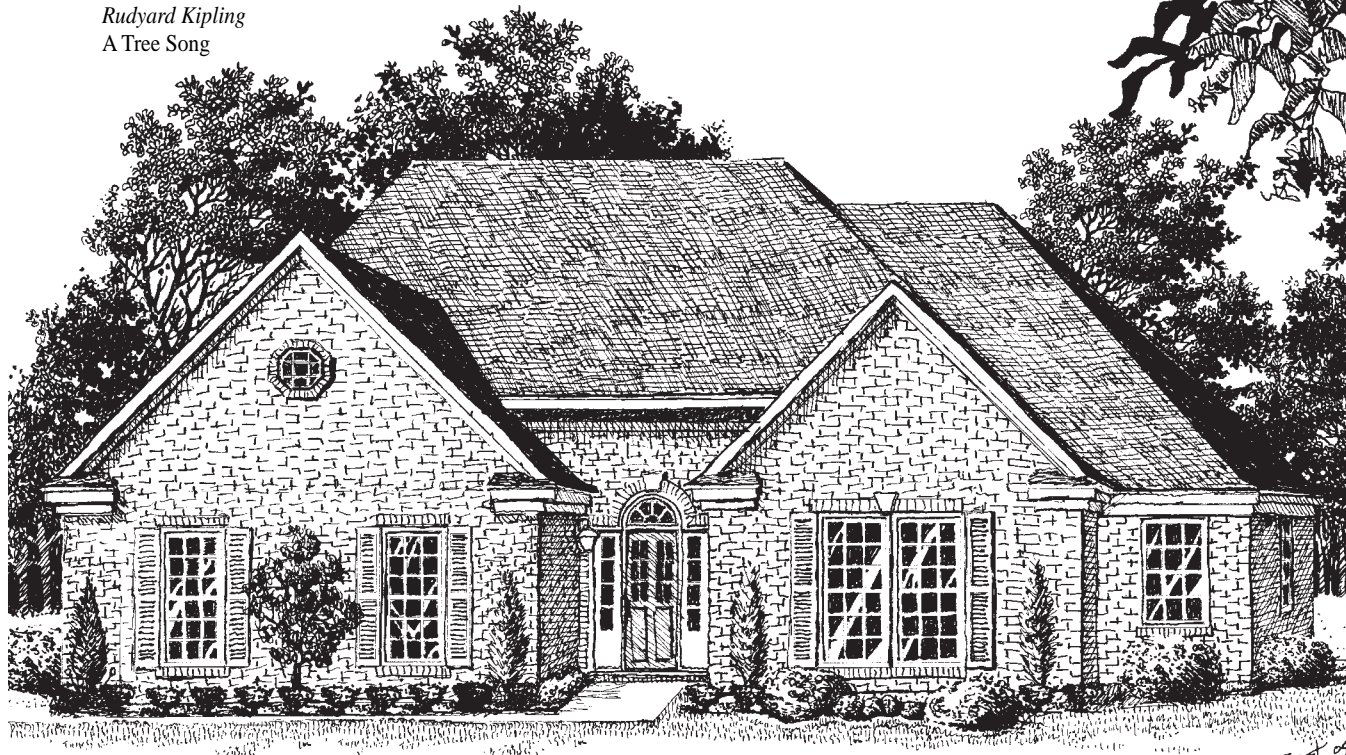


Grand Oaks

The Alba
white oak

*Of all the trees that grow so fair,
Old England to adorn,
Greater are none beneath the Sun,
Than oak, and ash, and thorn.*

Rudyard Kipling
A Tree Song



There are no existing amenities on the property. All improvements shown are contemplated. The improvements need not be built. All floor plan dimensions above are approximated.

Grand Oaks Estates, city convenience with country comfort and charm.

- Large .8 acre lots
- Starkville Separate School District
- Northland T.V. Cable
- MS Valley Gas & 4 County Electric
- Oktoc Water Supply System
- Private sewage system

The Alba features:

- Quality masonry construction
- 11'6" ceiling in family room
- 10' coffered ceiling in master bedroom
- 9' ceiling in other bedrooms
- Carpet and tile throughout
- Ceiling fans
- Walk-in closets
- Custom cabinetry
- GE dishwasher, free standing range
- Microwave vent-a-hood
- Energy efficient insulation and central heat and air system
- Crown molding in living areas and master bedroom
- Whirlpool bath in master bathroom
- Medicine cabinets in each bathroom
- Buy early and select carpet, paint and other finishes

Optional:

- Stainless steel appliances
- Crown molding throughout

M
MORGAN
Construction Company