

Grand Oaks

The Virginia
live oak

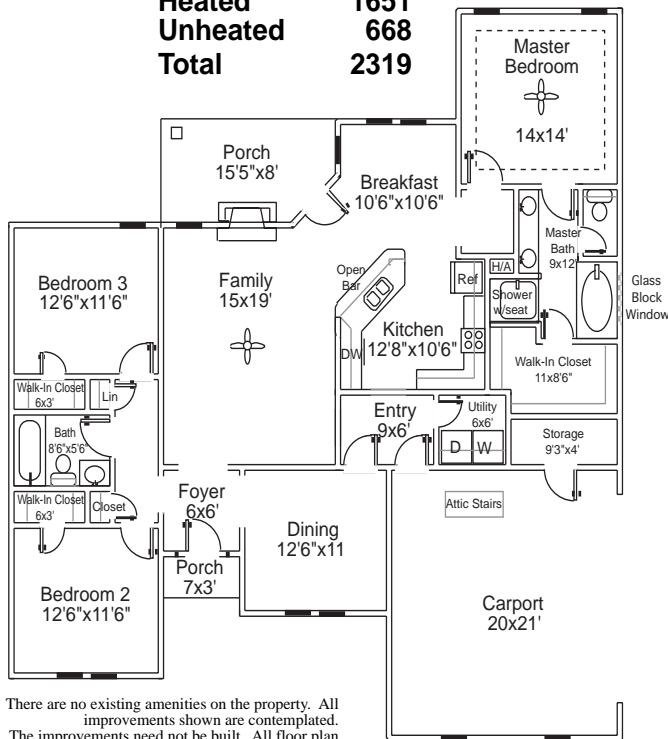
But my heart goes out to the Oak leaves
that are the last to sigh, "Enough,"
and loose their hold.

Edna St. Vincent Millay
Wine From These Grapes



APPROXIMATE SQUARE FOOTAGES

Heated	1651
Unheated	668
Total	2319



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

The Virginia features:

- Quality masonry construction
- 10' ceiling in family room
- Tray ceiling in master bedroom
- 9' ceilings in 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

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