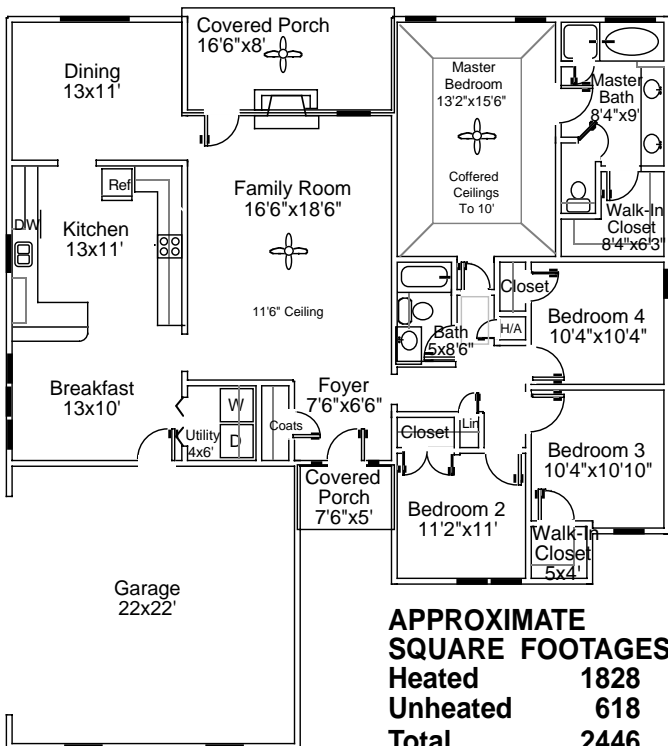
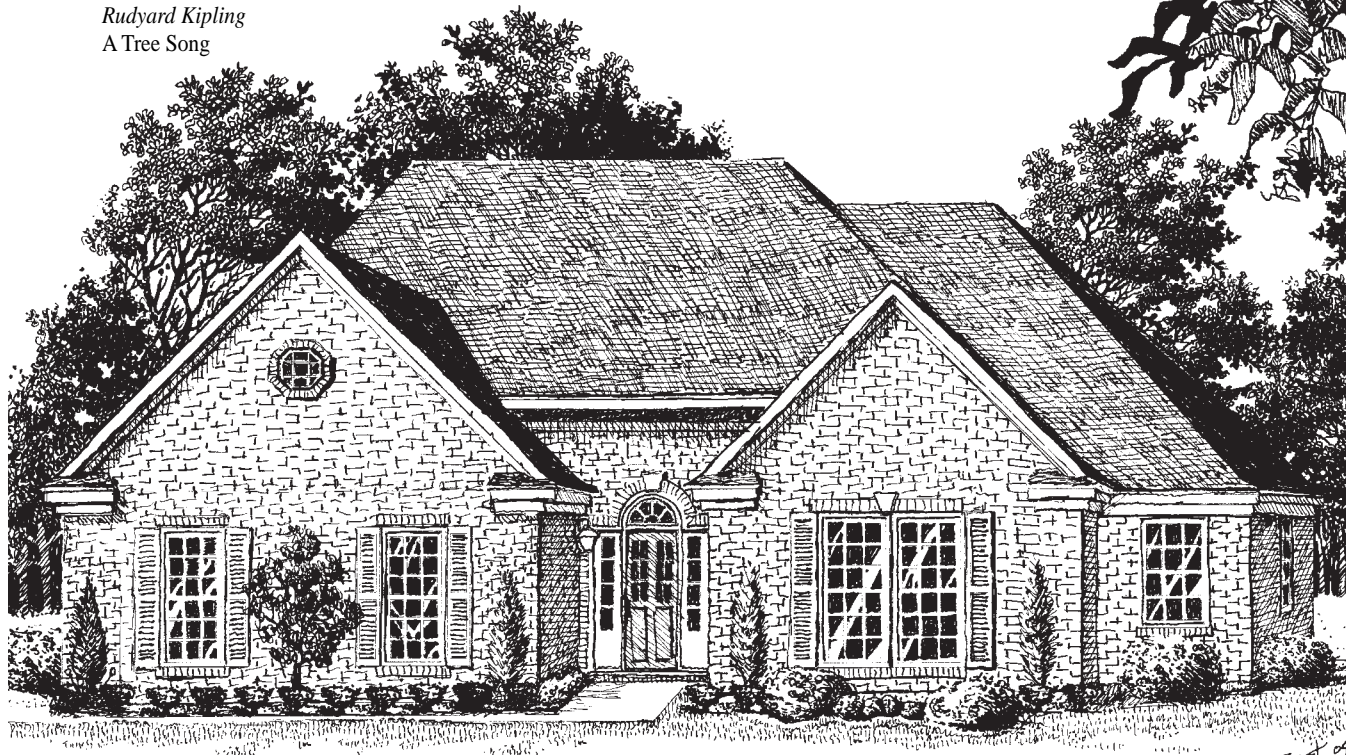


# Grand Oaks

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