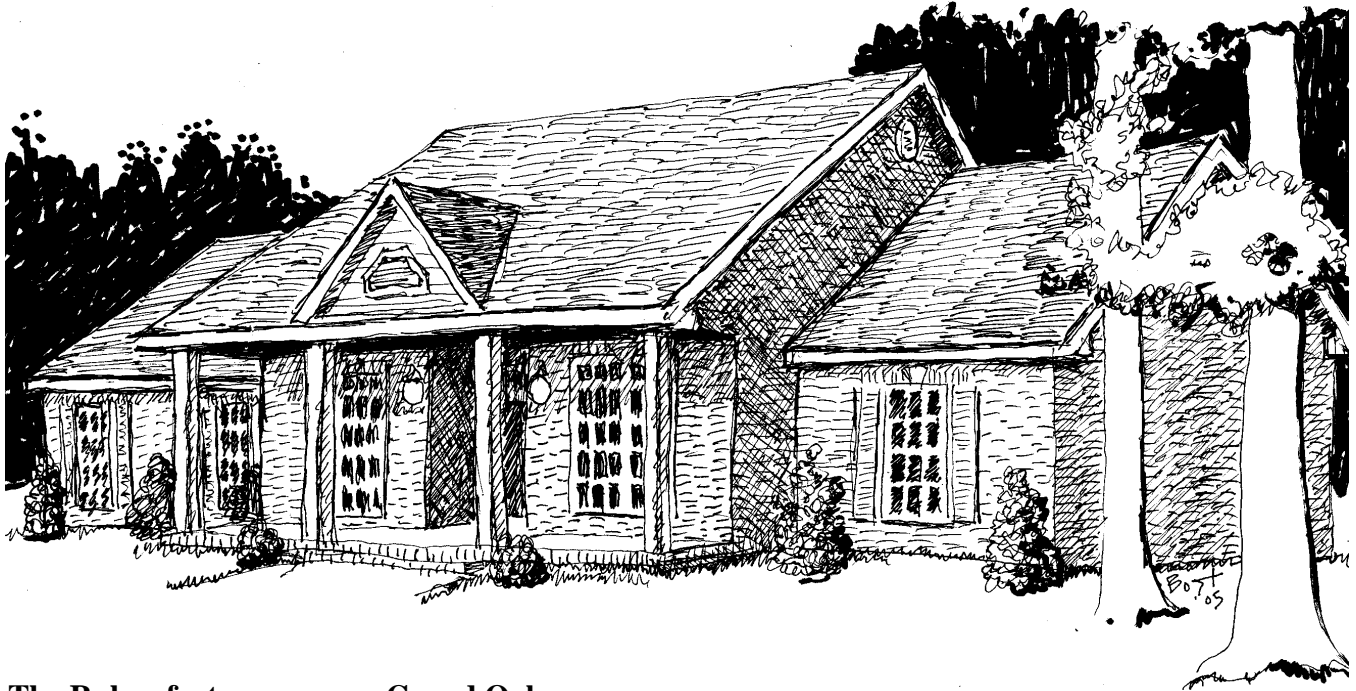


Grand Oaks

The Rubra
red oak

*I think that I shall never see
A billboard lovely as a tree.
Perhaps, unless the billboards fall,
I'll never see a tree at all.*

Ogden Nash
Song of the Open Road, 1933



The Rubra features:

- Quality masonry construction
- 12' ceilings in great room, 10' in dining room and bedroom 2
- Tray ceiling to 10' in master bedroom
- 9' ceilings in all other rooms
- Carpet and tile throughout
- Walk-in closets
- Custom cabinetry
- GE dishwasher, free standing range
- Microwave vent-a-hood
- Energy efficient insulation and central heat and air system
- Gas log fireplace
- Crown molding in living areas
- 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

Grand Oaks

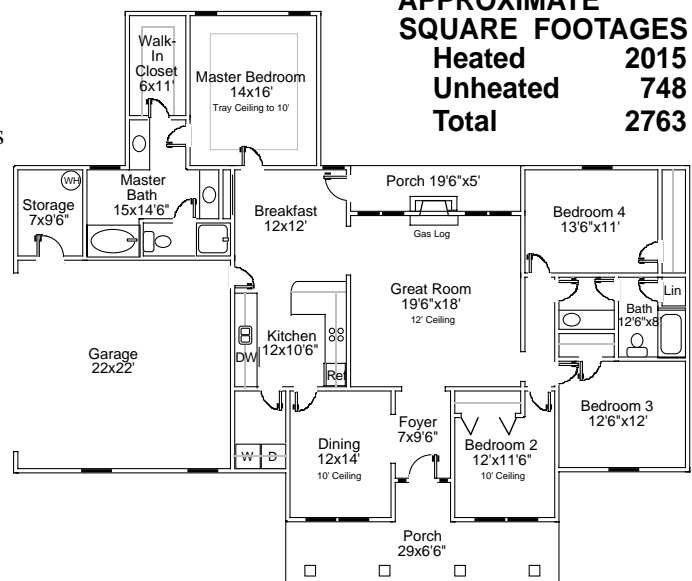
*Estates, city
convenience with
country comfort
and charm.*

- 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



MORGAN
Construction Company

APPROXIMATE SQUARE FOOTAGES	
Heated	2015
Unheated	748
Total	2763



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.