

# Grand Oaks

The Virginiana  
live oak

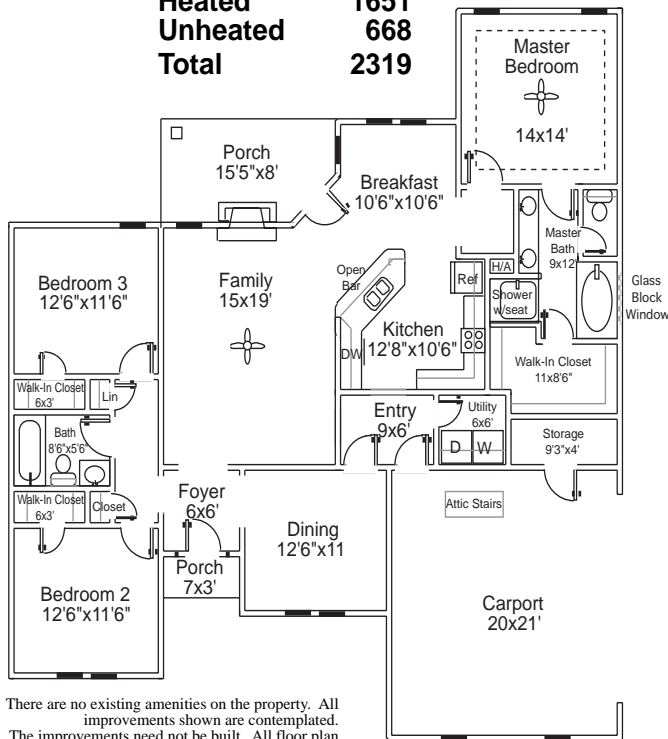
But my heart goes out to the Oak leaves  
that are the last to sigh, "Enough,"  
and loose their hold.

Edna St. Vincent Millay  
Wine From These Grapes



## APPROXIMATE SQUARE FOOTAGES

Heated	1651
Unheated	668
<b>Total</b>	<b>2319</b>



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 Virginiana 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

**M**  
**C** **C**  
**MORGAN**  
Construction Company