



MAGRUDER • HOMES •

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Our Mission

The **Magruder Homes** team promises to keep family first, do what is right, always improve, provide an honest process, and enjoy the fellowship of building a home. Our goal is that you become another happy and proud owner.



happy 2021

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It's the new year and we kicking it off with the introduction of our first newsletter. We are beyond excited to share "all the things" with you! We will be covering new construction, market trends, groundbreaking, neighborhood launches, design tips and inspiration ... just to name a few topics! We hope you enjoy learning more about us and the houses we create to be homes.



St. Jude Dream Home Giveaway
Rudder Pointe | Bryan, TX

The third Hope House is currently under construction and this year there are some big twists! First, we are happy to announce that we are supporting **Ranger Home Builders** as they build the home this year! Second, you can WIN the house by purchasing Raffle Tickets! The Hope House will make her debut at the Parade of Homes this Spring where you can purchase raffle tickets at that time! The drawing will take place in early June and announced on KBTX. **Follow Ranger Homes on Facebook and Instagram for more details!**

**Only 7,000 tickets will be sold*



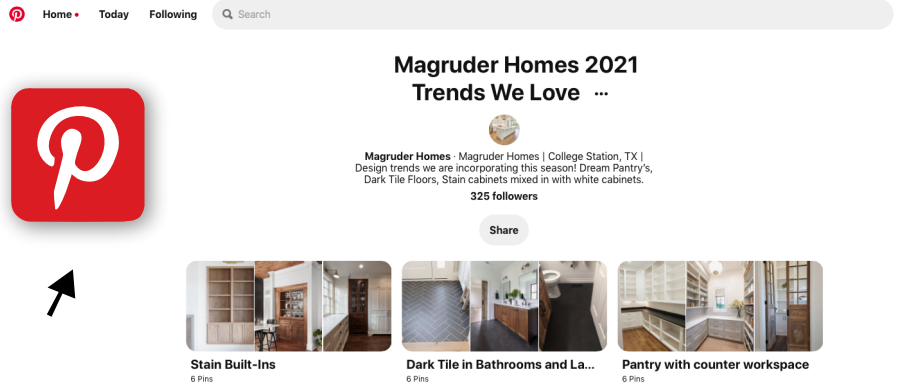
DESIGN HIGHLIGHTS

Trend vs. Trendsetter

One of our favorite things about designing homes in the Bryan / College Station area is implementing new trends into our homes. Our goal is to choose style over the latest fads seen online. We tend to study new ideas, then pick the classics. This year we hope to incorporate some of these new design trends in our Magruder market-ready homes! **Visit our Pinterest page to see our inspiration board for 2021!**



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Stain: Our designers are so ready to bring some warmth back in with some new stain accent cabinets. Be on the look out for stained cabinet pieces mixed in with white cabinets.

Dark Tile: We have had multiple requests for black and gray tile in laundry rooms and bathrooms.

It's all about the Pantry: The pantry isn't just for food anymore! We are designing what some call a "dirty" kitchen with countertop space for all the items you don't want out on your kitchen counter.

Buying a Home that is Already Under Construction



NterNow Want to Tour our Completed Homes on Your Own Schedule?

Tour Magruder Homes independently & safely with NterNow instant access! Download the NterNow app! It is so easy! Tour properties on your schedule any day, any daylight hour. No more working around a rep's schedule or having to sign into a Sales Center. No more peeking in windows!

How it Works

Find a home online that interests you and drive by the home to check it out and see if it's on the NterNow system. When at the front door of an NterNow home, either call the number on the door sign or download our app, verify your identity, and receive a one-time-use access code to punch in the lock. Turn the knob and start your tour! Simply close the door behind you when you leave. The door is already reset to lock.



Have you always dreamed of a custom home but the timing just doesn't line up? Take a look at homes that are currently under construction in the area you love! Chances are you can "join" a build and customize a good portion of the home. For example, we poured a slab for a home in Mission Ranch and it went under contract that week. The future homeowners were able to select the exterior colors and materials and all interior design finishes. They are getting the Magruder Homes custom home experience in less time!

COMPLETED HOMES

- 1709 Blanco Bend | Mission Ranch | College Station
- 4828 Pearl River | Greens Prairie Reserve | College Station

HOMES UNDER CONSTRUCTION

- 1328 Crystal Lane | Waterford Heights | College Station
- 2956 Archer | Austin's Colony | Bryan
- 3353 Stonington | Greenbrier | Bryan
- 3021 Wolfpack Loop | Austin's Colony | Bryan
- 4211 Bally More | Waterford Heights | College Station
- 1207 Quarry Oak | Pebble Creek | College Station
- 4910 Pearl River | Greens Prairie Reserve | College Station

COMING SOON

- 1725 Blanco Bend | Mission Ranch | College Station
- 4108 Hennepin Ct | Oakmont | Bryan
- 5010 Greyrock Dr | Oakmont | Bryan
- Model Home to completed early summer.**
- 4115 Peregrine Ct | Oakmont | Bryan