



# Magnolia Park

## COMMUNITY INFORMATION

Whether you prefer single-family or townhome living, we built Magnolia Park in "a great place to be." This is the slogan of Garner, NC — and you'll heartily agree with it once you discover the peace, quiet, charm and convenience of Magnolia Park's location. Each spacious design is energy-efficient, eco-friendly and comfortable, with various Exterior Styles to choose from on a spacious, fully-sodded homesite. Location-wise, Magnolia Park is convenient to all the outdoor recreation, small-town charms AND big-time conveniences of Garner and nearby downtown Raleigh.

### COMMUNITY FEATURES

- Mattamy Homes Community
  - Single-Family Homes
  - Townhomes
  - Large Open Green Areas
  - Pocket Parks with Benches
  - Fitness Stations & Trailheads
  - Future Greenway Connectivity
  - Future Pool & Clubhouse
- Parks
  - Centennial Park (1 mi)
  - Lake Benson Park (3.5 mi)
  - White Deer Park (3.5 mi)
  - Juniper Level Botanic Garden (5.5 mi)
- Grocery Stores/Pharmacies
  - Food Lion (2.5 mi)
  - Lowes Foods (3 mi)
- Airport - RDU (24 mi)
- Recreation
  - Poole Family YMCA (3.5 mi)
  - Garner Recreational Park (4 mi)
  - Garner Performing Arts Center (4.5 mi)
- Shopping
  - Target (3 mi)
  - White Oak Shopping Center (4 mi)
  - Downtown Garner (4.5 mi)
  - Downtown Raleigh (10 mi)
  - Downtown Clayton (10.5 mi)
- Hospitals
  - WakeMed - Garner (4 mi)
  - Johnston Health Clayton (10 mi)
  - UNC REX (22 mi)
  - Duke (38 mi)
- Beach - Wilmington (121 mi)
- Mountains - Boone (200 mi)

### UTILITIES

Cable, Internet, Phone  
 Electric  
 Water  
 Mail Set-Up  
 Garbage/Recycling Collection

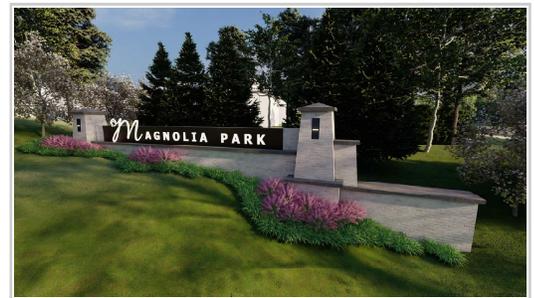
Spectrum		877-463-0677
Duke/Progress Energy		800-777-9898
City of Raleigh		919-996-3245
Garner (27529)		800-275-8777
Town of Garner		919-772-7600

### COMMUNITY SCHOOLS

Aversboro Elementary  
[www.wcpss.net/aversboro](http://www.wcpss.net/aversboro)  
 919-662-2325

East Garner Middle  
[www.wcpss.net/eastgarnerms](http://www.wcpss.net/eastgarnerms)  
 919-662-2339

South Garner High  
[www.wcpss.net/southgarnerhs](http://www.wcpss.net/southgarnerhs)  
 919-694-7711



### HOA MANAGEMENT COMPANY

#### Elite Management

Sara Sikora  
 Community Manager  
 4112 Blue Ridge Rd #100, Raleigh, NC 27612  
 Phone: (919) 233-7660 x 259 Fax: (919) 233-7661  
 Email: SaraSikora@elite-mgmt.com  
 Website: [www.elite-mgmt.com/](http://www.elite-mgmt.com/)

#### SINGLE-FAMILY ASSOCIATION DUES

\$538/year (\$44.83/month)

#### TOWNHOME ASSOCIATION DUES

\$2,007/year (\$167.25/month)



**COMMUNITY ADDRESS: 133 Magnolia Park Drive Garner, NC 27529 (Single Family) | 123 Lennei Lane Garner, NC 27529 (Townhomes)**

**SALES CENTER PHONE NUMBER: (919) 646-2922**

**DISCOVER THE MATTAMY WAY AT [www.mattamyhomes.com](http://www.mattamyhomes.com)**



Visit [MattamyHomes.com](http://MattamyHomes.com) or see a Mattamy New Home Counselor for further details and important legal disclaimers. Existing and proposed amenities for the community are subject to changes, substitutions and/or deletions without notice. Mattamy Homes makes no representation or guarantee that the community or any amenities will be constructed as currently planned. School information is provided by Wake County; please contact your local school district for the most current information about specific schools. Images of the home are for illustrative purposes only and should never be relied upon. Copyright © 2023 Mattamy Homes. Mattamy Homes, the Mattamy logo are U.S. registered service marks or service marks of Mattamy Homes and/or its subsidiaries. E.& O.E. Builder #49775 Print 07.03.24