



est. 1987  
**MagnoliaHOMES**

SHEPHERDS CREEK

# The La Marca

HOME SITE 85



*Shepherd's Creek*

HOME SITE 85

650 BUSHCHAT LANE,  
COLLIERVILLE, TN 38017

HEATED SQ. FT. 5711-5911

5 BEDROOMS (2 DOWN)  
5 FULL BATHROOMS  
HALF BATHROOM DOWN  
POOL INCLUDED  
LARGE PLAYROOM UPSTAIRS  
HOME OFFICE ON FIRST FLOOR  
LARGE SCULLERY  
FRONT SITTING COVERED TERRACE  
TWO STORY STAIRWELL  
NANA WALL SLIDING DOORS FROM  
FAMILY ROOM TO OUTDOOR LIVING  
PRIMARY CLOSET WITH ISLAND IN THE  
MIDDLE

### *Included:*

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN. SIDING SEEN FROM THE STREET WITH MITERED CORNERS
- JELD-WEN® WINDOWS ARE LOW-MAINTENANCE EXTRUDED ALUMINUM-CLAD FRAMED WINDOWS = NO MORE PAINTING! LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. SDL WINDOWS ON ALL WINDOWS OF HOME.
- AMANA® EQUIPMENT USED FOR HVAC, LTD. LIFETIME WARRANTY ON COMPRESSOR AND HEAT EXCHANGE WITH 10 YR. PARTS FOR THE ORIGINAL HOMEOWNER.
- 10 YEAR LIMITED WARRANTY BY QUALITY BUILDERS WARRANTY CORPORATION; BACKED BY LIBERTY MUTUAL®
- REAR COVERED OUTDOOR LIVING AREA WITH GRILLING TERRACE AND WOOD-BURNING FIREPLACE
- SIZABLE SCULLERY SPACE WITH SINK AND SPACE FOR ADDITIONAL APPLIANCES
- BUILT-INS ON SIDE OF FIREPLACE IN FAMILY ROOM; LIMESTONE MANTLE ON FIREPLACE
- HOLIDAY CLOSET STORAGE UPSTAIRS
- SIZABLE REC ROOM WITH CLOSET & WINDOW SEAT
- SHOWERS IN LIEU OF TUBS IN BATH 2 & BATH 5
- ZOYSIA SODDED YARD & IRRIGATION SYSTEM IN ENTIRE YARD, INCLUDING FLOWER BEDS
- BEAUTIFUL CROWN MOLDING & TRIM WORK THROUGHOUT HOME
- HOME INCLUDES POOL WITH SHEER DESCENTS, WET DECK, AND LARGE STONE LAYOUT AREA





est. 1987  
**MagnoliaHOMES**  
SHEPHERDS CREEK

# The La Marca

HOME SITE 85



First Floor: 10' Ceilings unless noted



est. 1987  
**MagnoliaHOMES**  
SHEPHERDS CREEK

# The La Marca

## HOME SITE 85



Second Floor: 10' Ceilings unless noted



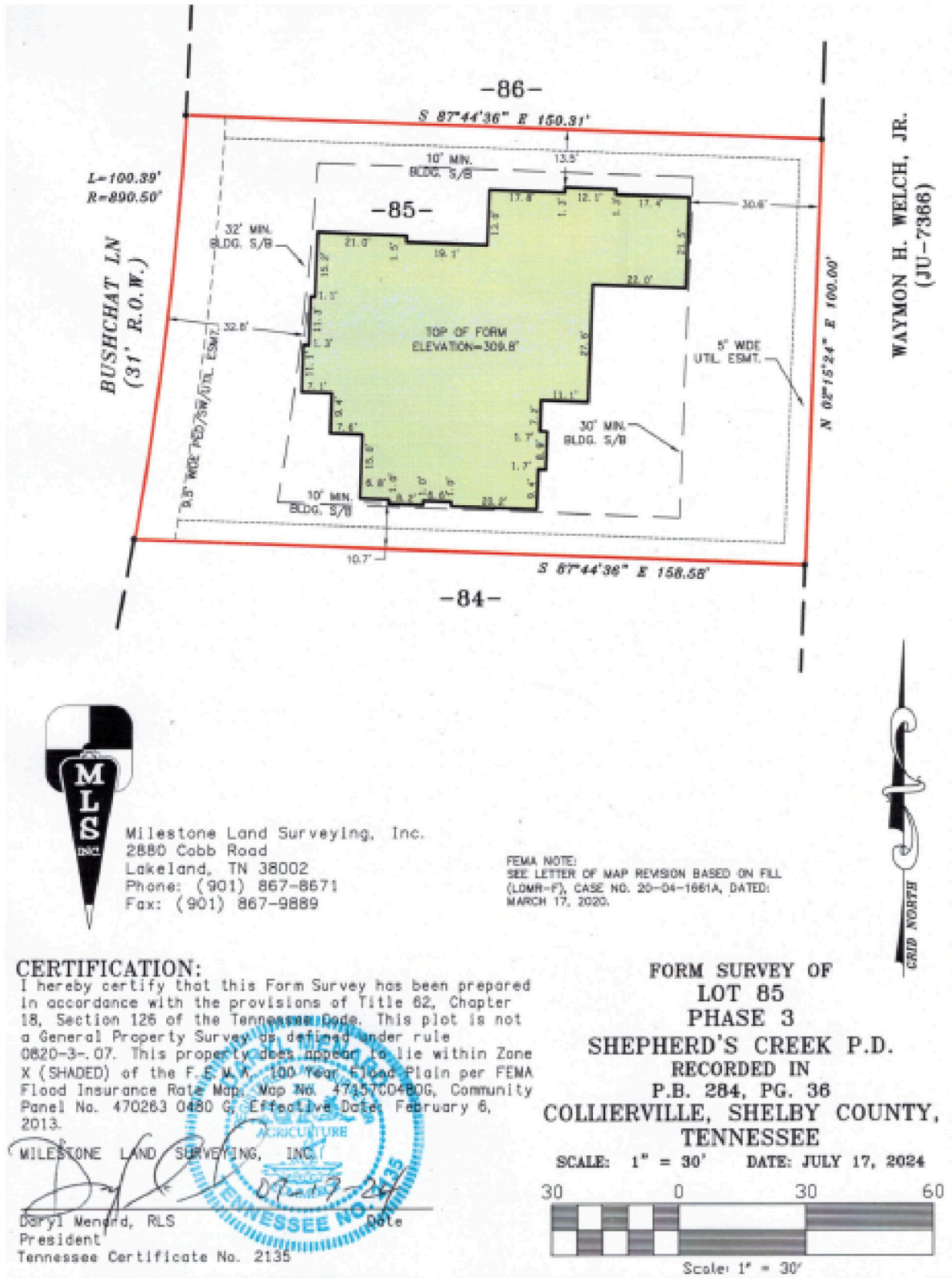


est. 1987  
**MagnoliaHOMES**

SHEPHERDS CREEK

# The La Marca

## HOME SITE 85



WAYMON H. WELCH, JR.  
(JU-7386)