



### Shepherd's Creek

HOME SITE 70

674 BUSHWILLOW LANE  
COLLIERVILLE, TN 38017

HEATED SQ. FT. 5619-5819  
TOTAL SQ. FT. 7312-7512

5 BEDROOMS (2 DOWN)  
5 FULL BATHROOMS  
HALF BATHROOM DOWN  
POOL WITH SHEER DESCENTS!!!  
OVERSIZED 3 CAR GARAGE WITH  
ADDITIONAL STORAGE ROOM  
SCULLERY OFF KITCHEN  
PLANNING CENTER/OFFICE DOWN  
TWO STORY ENTRY FOYER  
COVERED OUTDOOR LIVING WITH  
GRILLING TERRACE & FIREPLACE  
REC ROOM UPSTAIRS  
SEPARATE CRAFT ROOM OR OFFICE UP

- PLANNING CENTER DOWNSTAIRS & SIZABLE OFFICE UPSTAIRS

*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, INCLUDING LOG BOX AREA FOR WOOD TO BE STORED
- SALON-STYLE PRIMARY BATHROOM WITH LINEN CABINETS AND ISLAND IN CLOSET
- PRIMARY BATHROOM, BATH 2 DOWN, AND BATH 4 UP TO FEATURE STANDING SHOWERS
- REC ROOM UPSTAIRS TO INCLUDE WET BAR WITH SINK
- STUNNING 2 STORY OPEN STAIRWELL WITH SIZABLE WINDOW
- DEDICATED SCULLERY AND BUTLERS PANTRIES OFF OF KITCHEN
- PLANNING CENTER DOWNSTAIRS & SIZABLE OFFICE UPSTAIRS
- HOME INCLUDES POOL WITH SHEER DESCENTS, WET DECK, & LARGE STONE LAYOUT AREA



First Floor: 10' Ceilings unless noted



Second Floor: 9' Ceilings unless noted

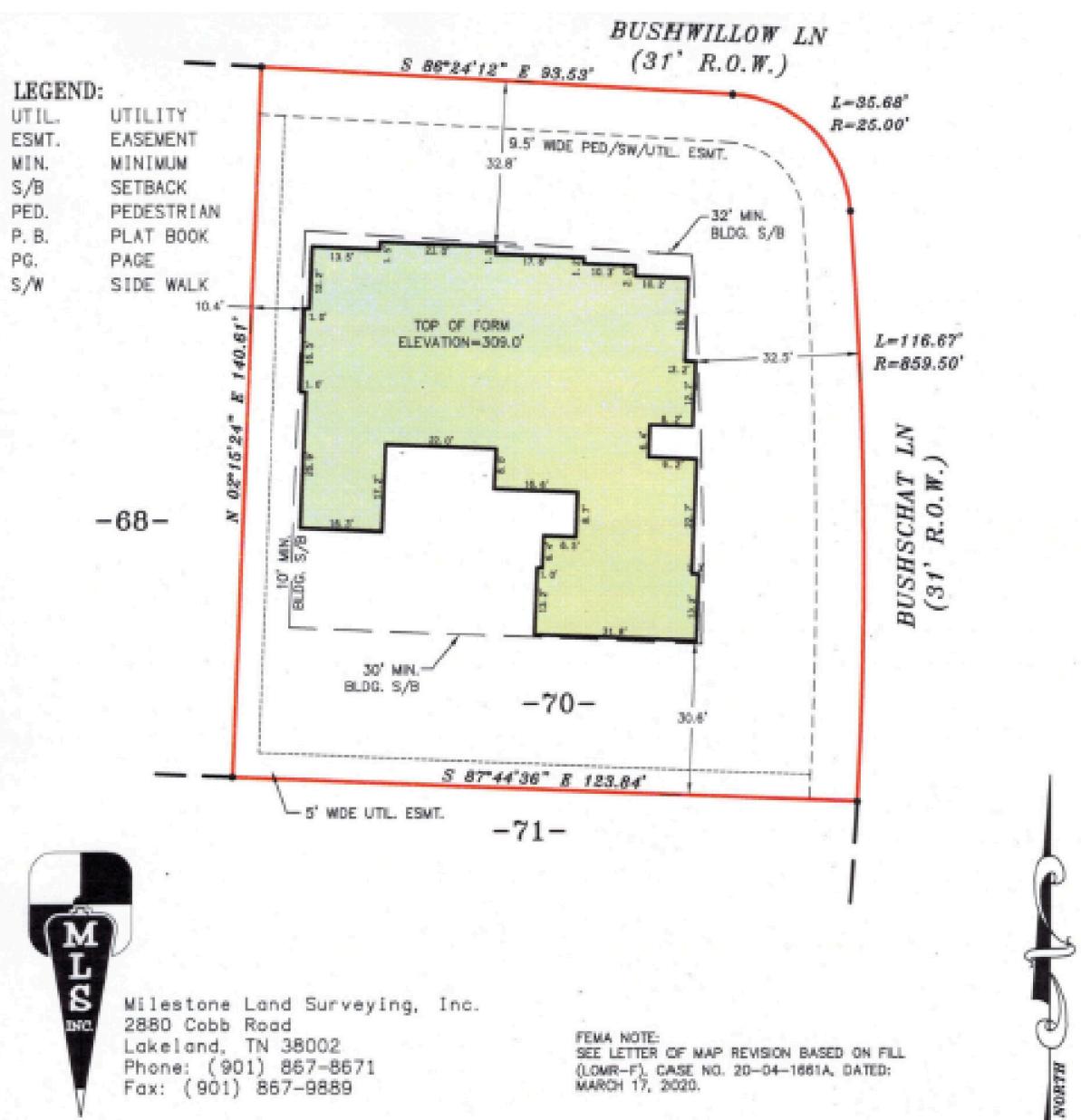


**Magnolia HOMES** est. 1987

## SHEPHERDS CREEK

# The Shepherd Glen

## HOME SITE 70



**CERTIFICATION:**

**CERTIFICATION:** I hereby certify that this Form Survey has been prepared in accordance with the provisions of Title 62, Chapter 18, Section 126 of the Tennessee Code. This plot is not a General Property Survey as defined under rule 0820-3-.07. This property ~~does appear~~ to lie within Zone AE of the F.E.M.A. 100 Year Flood Engineer FEMA Flood Insurance Rate Map, Map No. 47157040006, Community Panel No. 470263 0480 G. Effective Date: February 6, 2013.

FORM SURVEY OF  
LOT 70  
PHASE 3  
SHEPHERD'S CREEK P.D.  
RECORDED IN  
P.B. 284, PG. 36  
COLLIERVILLE, SHELBY COUNTY,  
TENNESSEE

SCALE: 1" = 30' DATE: JANUARY 28, 2025

30 0 30 60

Scales: 1' = 30'

Scale: 1" = 30"