



MAGNOLIA  
HOMES

EST. 1987

Oak Hill

The La Crema

HOME SITE 97



### OAK HILL PHASE III

HOME SITE 97  
292 BECKHAM DRIVE, COLLIERVILLE, TN

APPROX. HEATED SQ. FT. 4549-4749  
APPROX. SQ. FT. UNDER ROOF 5952-6152

5 BEDROOMS (2 DOWN)  
5.5 BATHROOMS  
OVERSIZED 3 CAR GARAGE WITH EXTRA  
WIDE SINGLE CAR GARAGE  
SCULLERY OFF KITCHEN  
COVERED PORCH ON REAR OF HOME  
WITH VENTLESS FIREPLACE  
2 STORY ENTRY FOYER  
JELD-WEN SLIDING DOORS FROM FAMILY  
ROOM TO OUTDOOR LIVING SPACE

#### Included:

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN.
- JELD-WEN® WINDOWS ARE LOW-MAINTENANCE BRICKMOULD VINYL FRAMED WINDOWS! NO MORE PAINTING. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. GBG WINDOWS ON FRONT OF HOME & WINDOWS FACING STREET.
- AMANA® EQUIPMENT USED FOR HVAC, LTD. LIFETIME WARRANTY ON COMPRESSOR AND HEAT EXCHANGE WITH 10 YR. PARTS FOR THE ORIGINAL HOMEOWNER.
- 1/2" FLASH COAT FOAM ON EXTERIOR WALLS OF HEATED AREAS FOR ENERGY EFFICIENCY
- SCULLERY OFF OF KITCHEN WITH SINK & BASE & UPPER CABINETS
- TWO SETS OF SLIM LINE IRON GLASS DOUBLE FRONT DOORS
- SHOWER FLOOR IN PRIMARY BATH DROPPED SO THERE IS NO CURB TO STEP OVER
- DOUBLE CONVECTION OVENS WITH AIRFRYER & STACKED MICROWAVE IN KITCHEN
- JELD-WEN® SLIDING DOOR FROM FAMILY ROOM TO OUTDOOR LIVING SPACE
- COVERED OUTDOOR LIVING TO INCLUDE VENTLESS OUTDOOR FIREPLACE
- LAUNDRY ROOM TO HAVE LOTS OF BASE CABINETS FOR FOLDING AND A SINK
- 10' CEILINGS DOWNSTAIRS & 9' CEILINGS UPSTAIRS UNLESS NOTED



MAGNOLIA  
HOMES  
EST. 1987

Oak Hill

The La Crema

HOME SITE 97



First Floor: 10' Ceilings unless noted

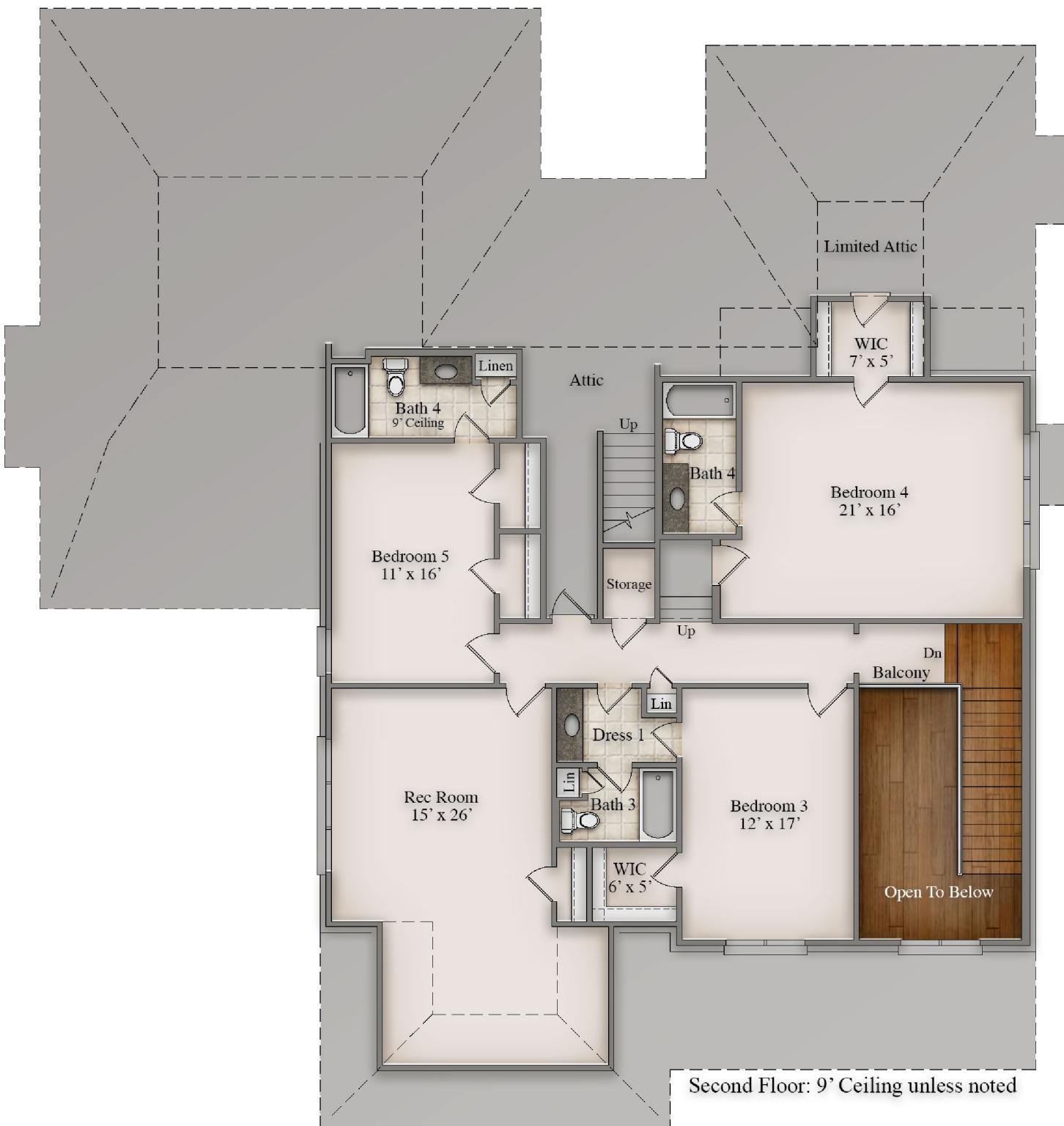


# MAGNOLIA HOMES EST. 1917

# Oak Hill

# The La Crema

## HOME SITE 97



Second Floor: 9' Ceiling unless noted



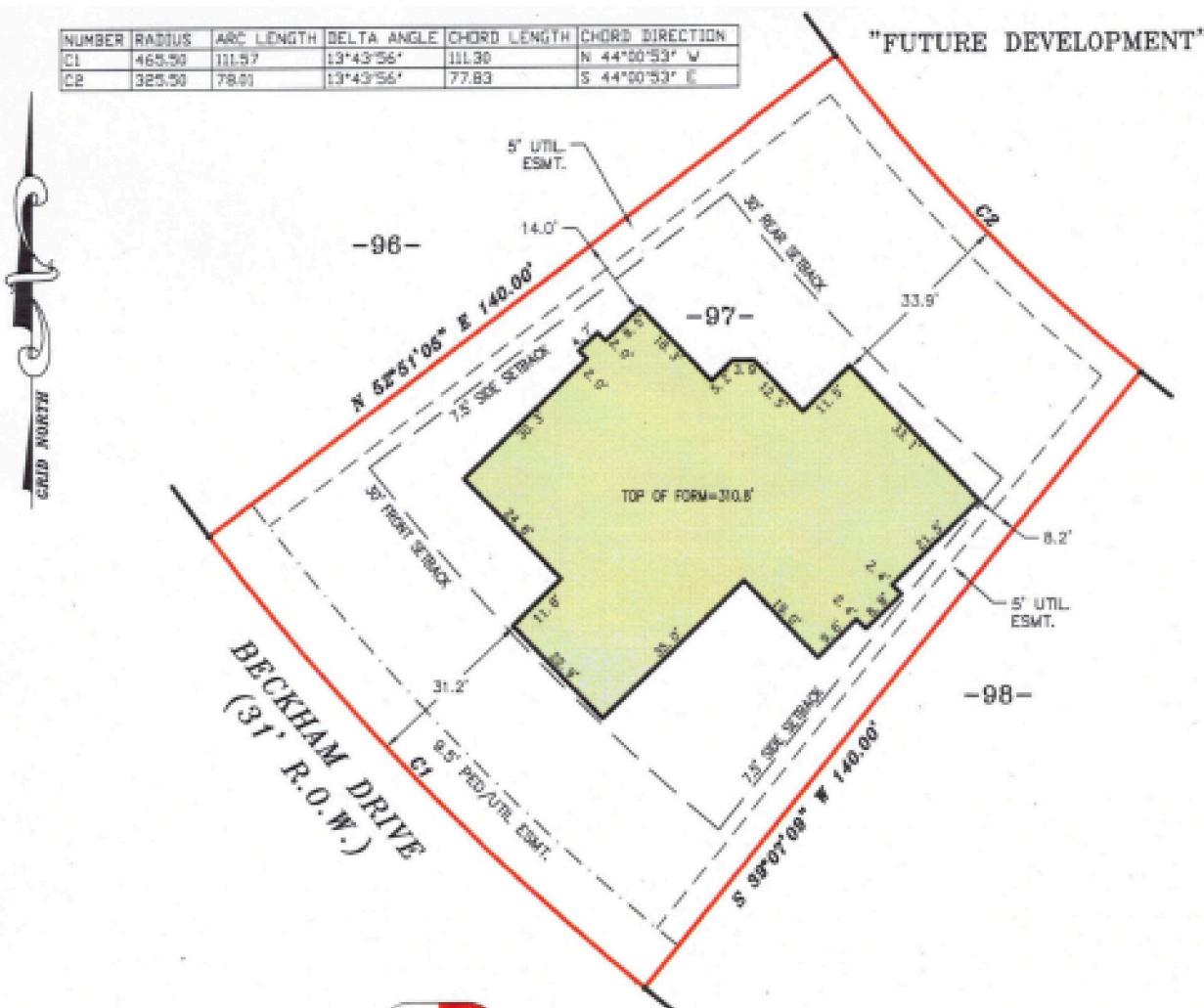
**MAGNOLIA**  
HOMES  
EST. 1987

*Oak Hill*

*The La Crema*

HOME SITE 97

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	465.50	111.57	13°43'56"	111.30	N 44°00'53" W
C2	325.50	78.01	13°43'56"	77.83	S 44°00'53" E



**LEGEND:**

R. O. W. RIGHT-OF-WAY  
 P. B. PLAT BOOK  
 PG. PAGE  
 UTIL. UTILITY  
 ESMT. EASEMENT  
 PED. PEDESTRIAN



MILESTONE LAND SURVEYING, INC.  
2880 COBB ROAD  
LAKELAND, TN 38002  
PHONE: (901) 867-8671  
FAX: (901) 867-9889

**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 not appear to be within the F. E. M. A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map. Community Panel No. 470263 0482 6, Effective Date: February 6, 2013.



By

Daryl Menard, RLS  
President  
Tennessee Certificate No. 2135

FORM SURVEY OF  
LOT 97  
OAK HILL SUBDIVISION  
PHASE 3  
RECORDED IN  
P.B. 305, PG. 9  
COLLIERVILLE,  
SHELBY COUNTY, TENNESSEE

SCALE: 1" = 30' DATE: MARCH 12, 2025

