



## Villages of Saunders

### HOME SITE 25

75 MAGNOLIA RIDGE DRIVE,  
ROSSVILLE, TENNESSEE 38066

HEATED SQ. FT. 3451-3651  
SQ. FT. UNDER ROOF 4687-4887

3 BEDROOMS INCLUDED  
ALL BEDROOMS DOWN  
3 FULL BATHROOMS  
SIZABLE PLAY ROOM UPSTAIRS  
FUTURE 4TH BED & BATH UP  
OVERSIZED 3 CAR GARAGE  
COVERED OUTDOOR LIVING WITH  
OUTDOOR FIREPLACE  
HOME OFFICE DOWNSTAIRS

### Options added:

- HARDIE® "NO ROT" MATERIAL USED FOR ALL EXTERIOR TRIM (CORNICE) RATHER THAN WOOD
- TYVEK® HOUSE WRAP WITH 10 YR. LIMITED WARRANTY
- JELD-WEN® WINDOWS ARE LOW-MAINTENANCE BRICKMOULD VINYL FRAMED WINDOWS. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. GBG WINDOWS ON ALL WINDOWS ON HOME, INCLUDING SIDES AND REAR OF HOME.
- 10 YEAR LIMITED WARRANTY PROVIDED BY Q. B. W.
- OUTDOOR LIVING AREA WITH OUTDOOR VENT FREE FIREPLACE
- DOUBLE OVENS WITH AIR FRYER FEATURE IN KITCHEN
- FULL SHOWERS IN PRIMARY BATHROOM & BEDROOM 2
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTLE
- CUSTOM BUILT VENT HOOD IN KITCHEN
- WHITE APRON FRONT FARM SINK IN KITCHEN
- SUNKEN SHOWER IN PRIMARY BATH
- DOWNSTAIRS CEILINGS 10' & UPSTAIRS CEILINGS 9' UNLESS NOTED DIFFERENTLY





est. 1987  
**MagnoliaHOMES**  
VILLAGES OF SAUNDERS CREEK

# The Classic Magnolia

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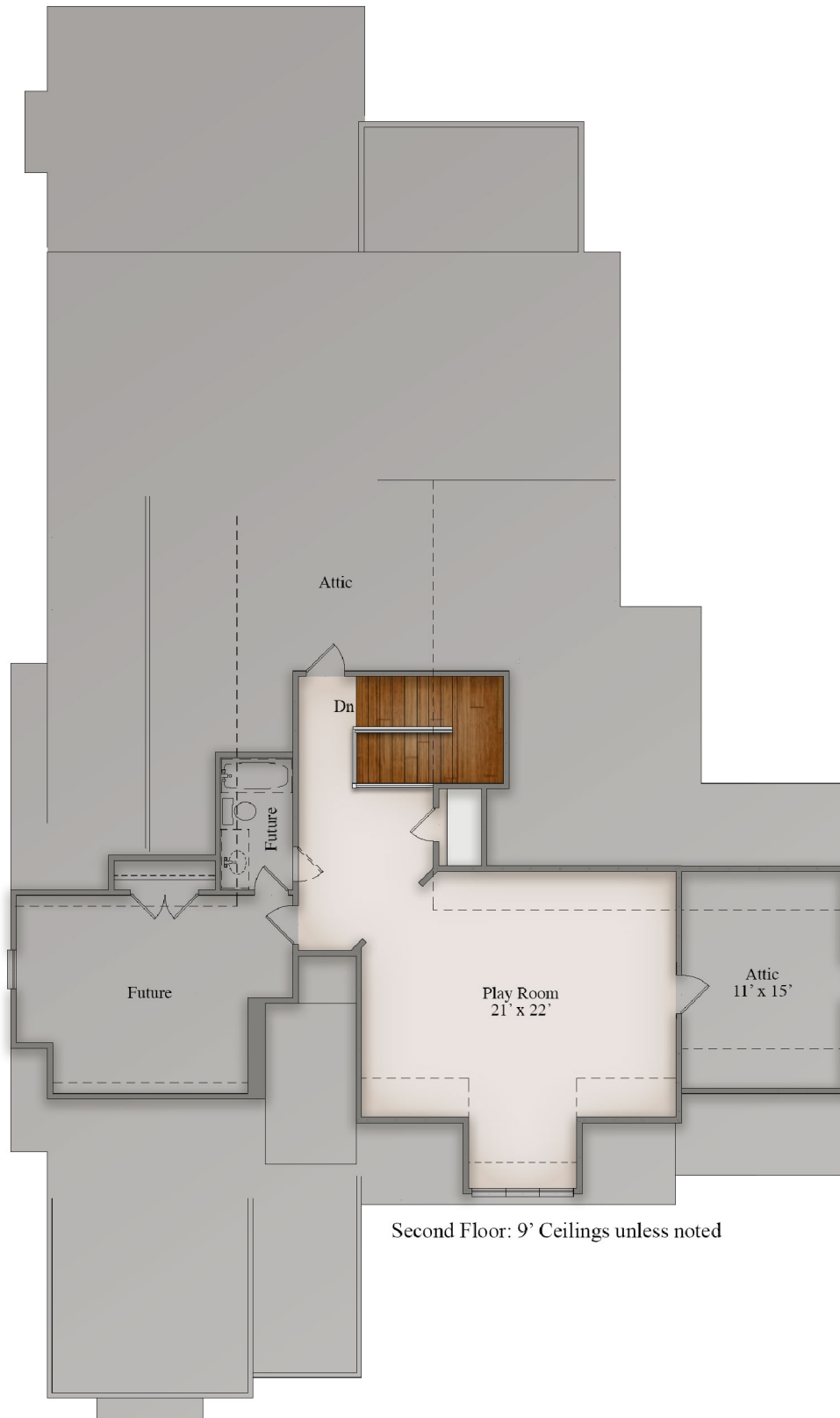
First Floor: 10' Ceilings unless noted



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Second Floor: 9' Ceilings unless noted