



MAGNOLIA  
HOMES  
EST. 1991

Cypress Grove

The Chardonnay

606 CEDAR SHADOWS CIRCLE WEST, HOMESITE 304



## CYPRESS GROVE PHASE V

HOMESITE 304  
606 CEDAR SHADOWS CIRCLE WEST,  
COLLIERVILLE, TN

APPROX. HEATED SQ. FT. 3794-3994  
APPROX. SQ. FT. UNDER ROOF 4932-5132

5 BEDROOMS (2 DOWN)

4.5 BATHS

JACK-AND-JILL UP  
SIZABLE REC ROOM

3 CAR GARAGE

FRIENDS ENTRY

DEDICATED DINING ROOM

### 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 ENTIRE HOME FOR ARCHITECTURAL AESTHETIC.
- 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 PROVIDED BY Q.B.W.
- SHADOWBOXING ON WALLS AROUND PRIMARY BATHTUB
- 42" VENT-FREE FIREPLACE WITH SWITCH FOR GAS LOGS IN FAMILY ROOM
- CROWN MOLDING THROUGHOUT DOWNTAIRS & UPSTAIRS
- DROP SHOWER FLOOR FOR CURBLESS ENTRY IN PRIMARY SHOWER
- SHAMPOO BOXES INCLUDED IN ALL TUBS AND SHOWERS
- SIZABLE COVERED OUTDOOR LIVING AREA WITH ADDITIONAL UNCOVERED PATIO
- HARDWOOD IN MAIN AREAS OF HOME, INCLUDING PRIMARY BEDROOM & BED 2
- 10' CEILINGS DOWNTAIRS & 9' UPSTAIRS, SMOOTH CEILINGS THROUGHOUT HOME



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First Floor: 10' Ceilings unless noted



MAGNOLIA  
HOMES  
EST. 1999

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606 CEDAR SHADOWS CIRCLE WEST, HOMESITE 304



Second Floor: 9' Ceiling unless noted



# MAGNOLIA HOMES EST. 1911

# Cypress Grove

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606 CEDAR SHADOWS CIRCLE WEST, HOMESITE 304

NUMBER	RADIUS	ARC LENGTH	BETA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	324.50	134.09	317.547145	181.33	S 115°47'46" E

-186-



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 0B20-3-.07. This property does not appear to be within the F.E.M.A. 100 Year Flood Plain per F.E.M.A. Flood Insurance Rate Map, Community Panel No. 470260-0400 G, Effective Date: February 6, 2013.

M I D E S T O N E L A N D S C R U V E Y I N G,  
By *Daryl Menard* *07-17-2023*  
Daryl Menard, RLS *DATA*  
President *TENNESSEE NO. 212*  
Tennessee Certificate No. 1044

FORM SURVEY OF  
LOT 304  
OAK GROVE P.D.  
PHASE 4, SECTION H  
SUBDIVISION  
RECORDED IN  
P.B. 305, PG. 4  
COLLIERVILLE.

N. C. SHELBY COUNTY, TENNESSEE

SCALE: 1" = 30' DATE: JULY 1, 2025

30 0 30

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11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 11)

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ND PLANS CHANGE WITH EACH ELEVATION

-309-0710

307-391-1010  
IAHOMES

