



MAGNOLIA
HOMES
EST. 1997

Oak Hill

The Orchard

1208 PIPIT DRIVE, HOMESITE 80



OAK HILL PHASE III

HOMESITE 80
1208 PIPIT DRIVE, COLLIERVILLE, TN 38017

APPROX. HEATED SQ. FT. 4464-4684
APPROX. SQ. FT. UNDER ROOF 5728-5928

5 BEDROOMS (2 DOWN)
5.5 BATHS (HALF BATH DOWN)
3 CAR GARAGE
HUGE REC ROOM UP
LARGE HOME OFFICE
SCULLERY
OUTDOOR LIVING WITH VENTLESS FIRE-
PLACE
FRIEND'S ENTRY

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
- 10 YEAR LIMITED WARRANTY PROVIDED BY Q.B.W.
- SLEEK SLIM-LINE GLASS IRON FRONT DOORS WITH 8 LITE ARCHED TOP
- 42" VENT-FREE FIREPLACE WITH SWITCH FOR GAS LOGS IN FAMILY ROOM
- BATH 2 DOWN TO INCLUDE SHOWER INSTEAD OF TUB
- DROP SHOWER FLOORS FOR CURBLESS ENTRY IN PRIMARY & 2ND SHOWER DOWN
- SHAMPOO BOXES INCLUDED IN ALL TUB AND SHOWERS
- COMFORT HEIGHT TOILETS IN PRIMARY BATHROOM, BATH 2, AND HALF BATHROOM
- SLIDING DOORS FROM FAMILY ROOM TO OUTDOOR LIVING
- HARDWOOD ALL DOWNSTAIRS EXCEPT LAUNDRY, BATH, & PRIMARY CLOSETS



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First Floor: 10' Ceilings unless noted



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