



MAGNOLIA
HOMES
EST. 1991

Cypress Grove

The Stonebridge

597 CEDAR SHADOWS CIRCLE WEST, HOMESITE 312



CYPRESS GROVE PHASE V

HOMESITE 312

597 CEDAR SHADOWS CIRCLE WEST,
COLLIERVILLE, TN

APPROX. HEATED SQ. FT. 3982-4182
APPROX. SQ. FT. UNDER ROOF 5092-5292

5 BEDROOMS (2 DOWN)
4.5 BATHS (JACK & JILL UP)
3 CAR GARAGE
LARGE OFFICE DOWNTOWN
VAULTED 2 STORY FAMILY ROOM
REC ROOM UPSTAIRS
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.
- JELD-WEN® SLIDING GLASS DOORS FROM FAMILY ROOM TO OUTDOOR LIVING
- SIZABLE COVERED OUTDOOR LIVING AREA WITH ADDITIONAL UNCOVERED PATIO
- FRAMELESS GLASS WALL WITH GLASS DOOR FOR PRIMARY SHOWER
- DROP SHOWER FLOOR FOR CURBLESS ENTRY IN PRIMARY SHOWER
- SHAMPOO BOXES INCLUDED IN ALL TUBS AND SHOWERS
- 42" FIREPLACE IN FAMILY ROOM
- HARDWOOD IN MAIN AREAS OF HOME, INCLUDING PRIMARY BEDROOM & BED 2
- 10' CEILINGS DOWNTOWN & 9' UPSTAIRS, SMOOTH CEILINGS THROUGHOUT HOME

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193 CARTWRIGHT FARM LANE | SUITE 101 | COLLIERVILLE, TN 38017 | APPOINTMENTS 901-309-0710

YOURMAGNOLIAHOME.COM | FIND US ON FACEBOOK! FACEBOOK.COM/MAGNOLIAHOMES

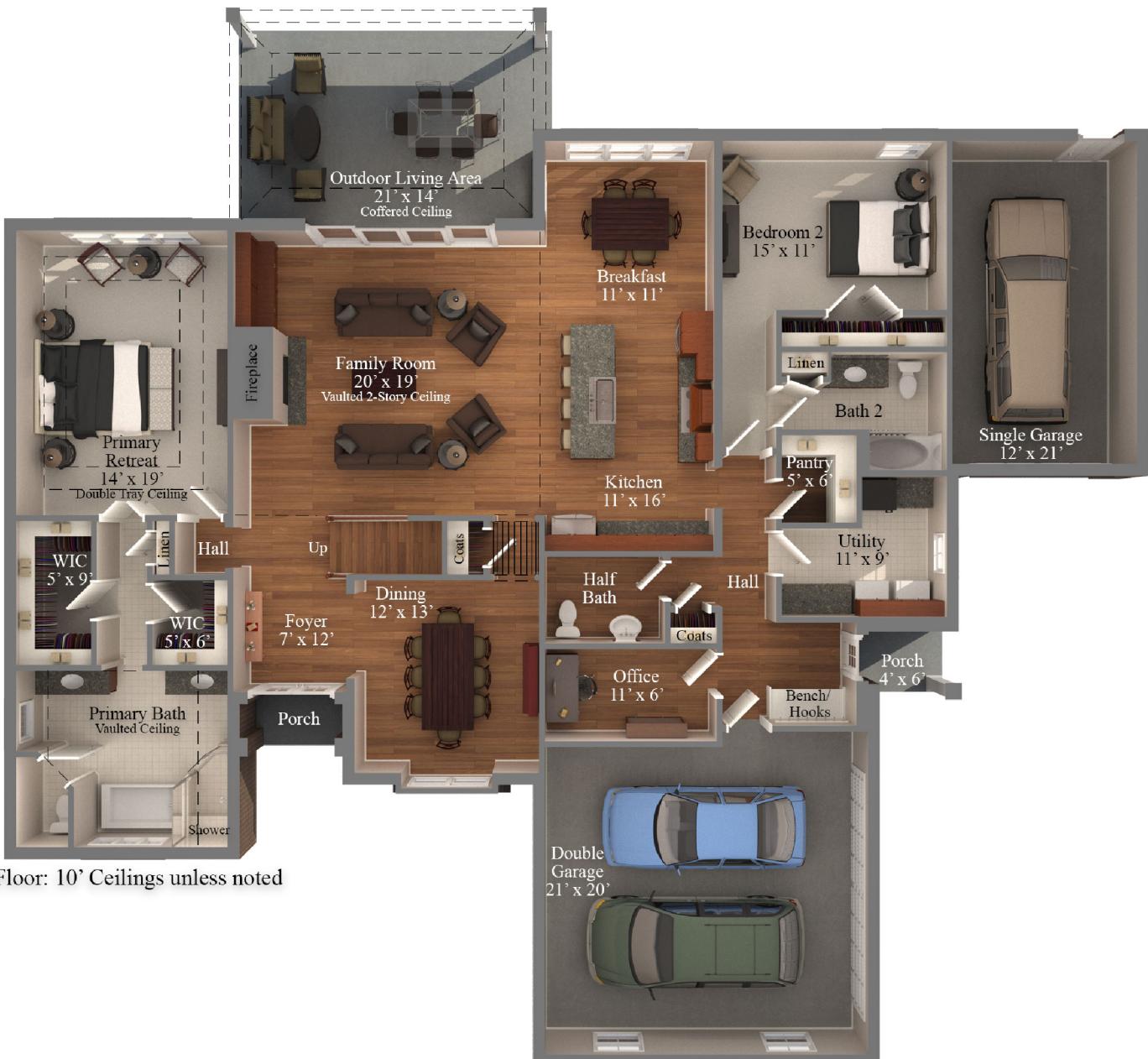


MAGNOLIA HOMES EST. 2007

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First Floor: 10' Ceilings unless noted



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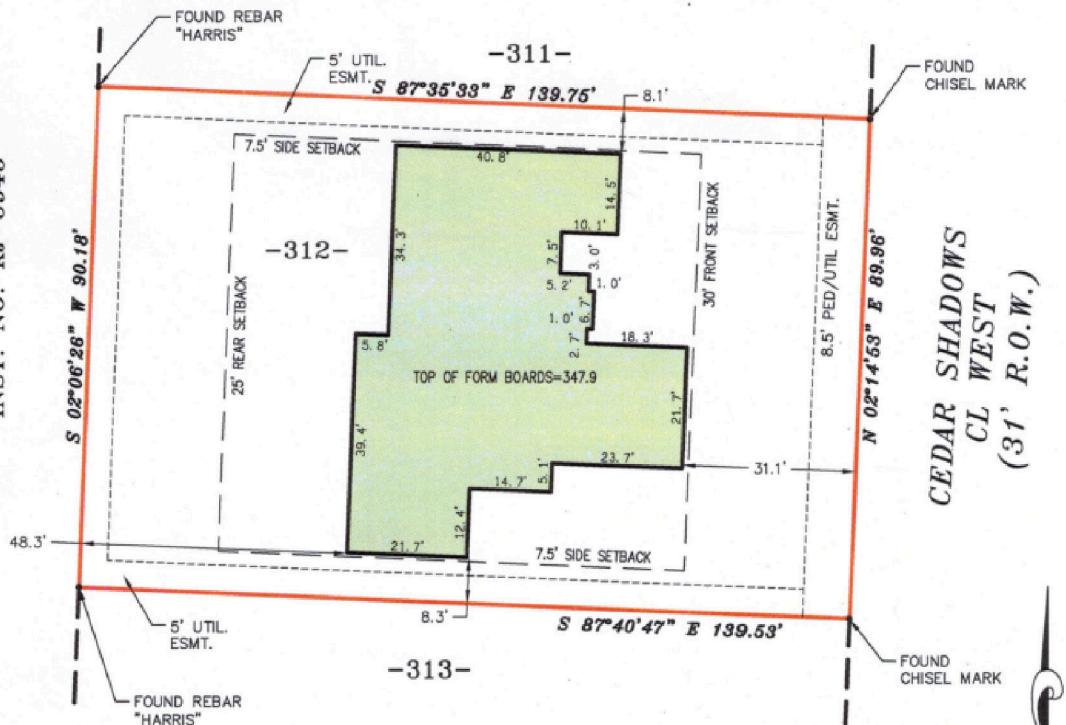
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597 CEDAR SHADOWS CIRCLE WEST, HOMESITE 312

SHEAHAN PARTNERSHIP
INST. NO. KJ-5945



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 lie within the F.E.M.A. 100 Year Flood Plain per F.E.M.A. Flood Insurance Rate Map, Community Panel No. 0470253, Section G, Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.
AGRICULTURE
By Daryl Menard, R.S.C.P.
President
Tennessee Certificate No. 2135
Date 07-29-25
SCESS NO. 2135

FORM SURVEY OF
LOT 312
OAK GROVE P.D.
PHASE 4, SECTION H
SUBDIVISION
RECORDED IN
P.B. 305, PG. 4
COLLIERVILLE,

SHELBY COUNTY, TENNESSEE
SCALE: 1" = 30' DATE: JULY 29, 2025

