



MAGNOLIA
HOMES
EST. 1997

Oak Hill

The Ellis I

292 KEISIE LANE, HOMESITE 77



OAK HILL PHASE III

HOMESITE 77

292 KEISIE LANE, COLLIERVILLE, TN 38017

APPROX. HEATED SQ. FT. 4866-5066

APPROX. SQ. FT. UNDER ROOF 6005-6205

5 BEDROOMS (2 DOWN)
4.5 BATHS (JACK&JILL UP)
LARGE GAME ROOM UP
SEPARATE MEDIA/EXERCISE ROOM UP
OVERSIZED 3 CAR GARAGE
OFFICE DOWN
COVERED OUTDOOR LIVING WITH
VENTLESS FIREPLACE

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
- SHADOWBOXING ON WALLS AROUND PRIMARY BATHTUB
- HARDWOOD ALL DOWNSTAIRS EXCEPT LAUNDRY, BATH, & PRIMARY CLOSETS



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First Floor: 10' Ceilings unless noted

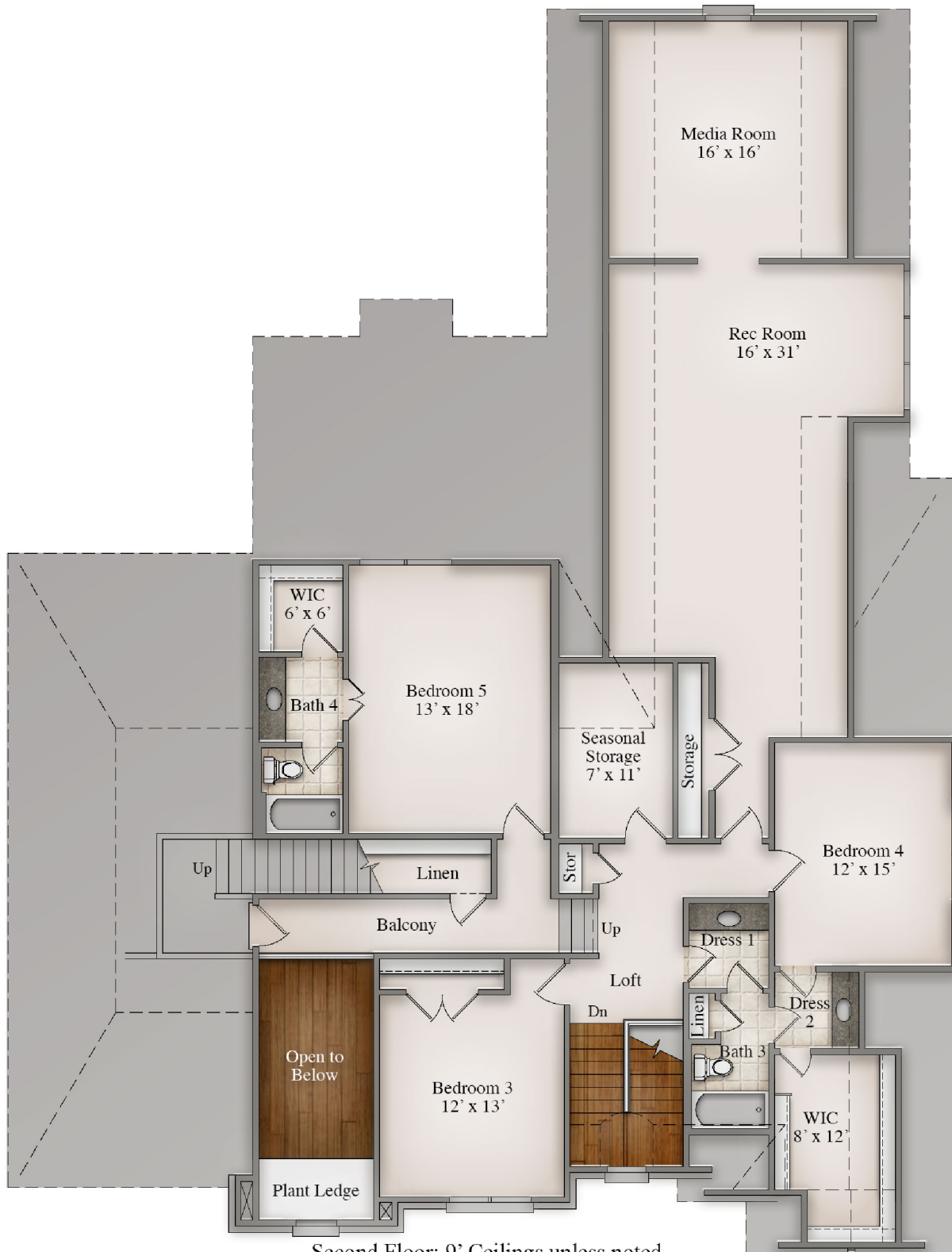


**MAGNOLIA
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Second Floor: 9' Ceilings unless noted



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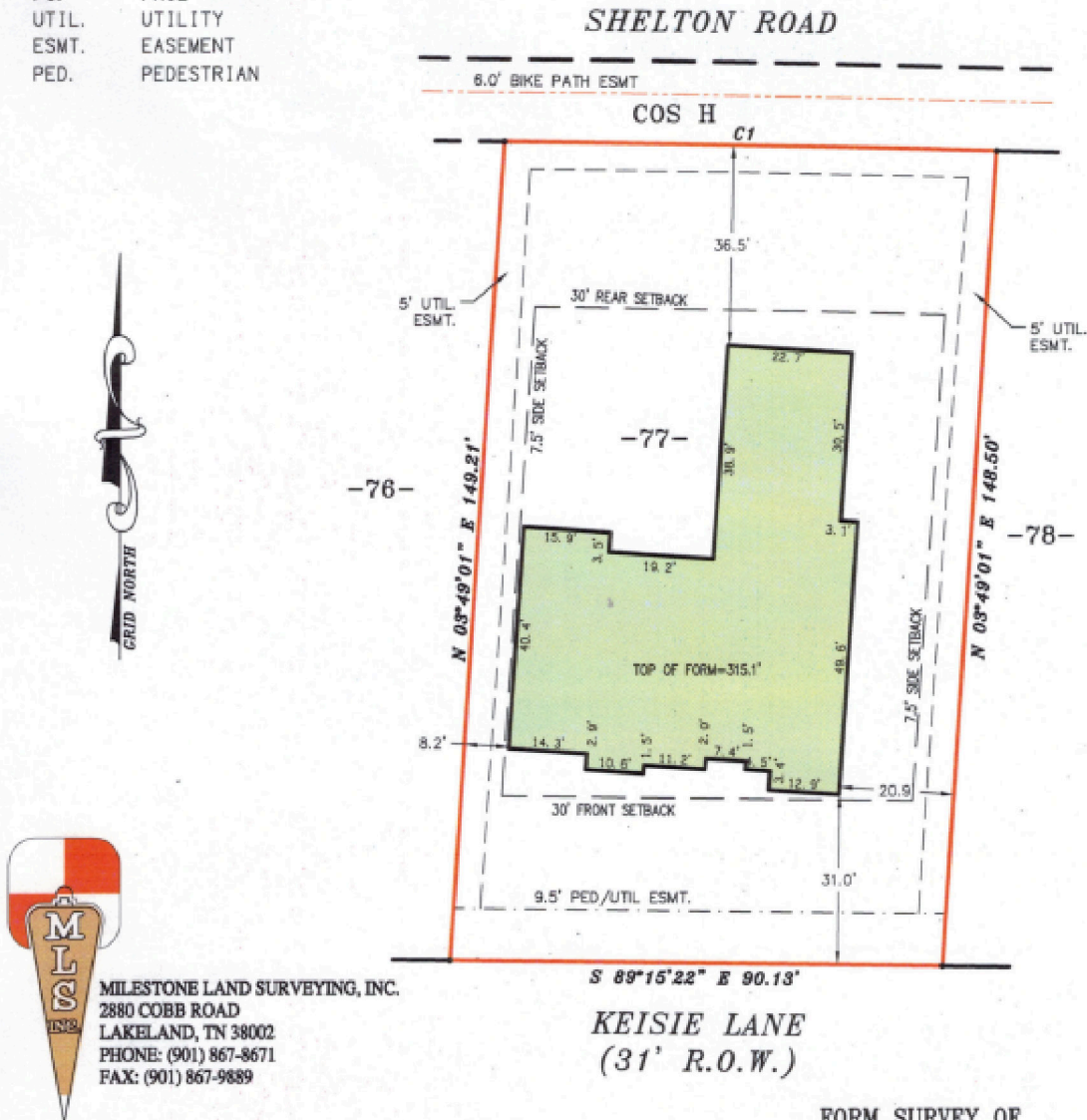
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LEGEND:

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

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	5940.00	90.09	00°52'09"	90.09	N 88°48'08" W



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 0483 0. Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.
By *Daryl Menard* 06-03-25
Daryl Menard, RLS Date
President
Tennessee Certificate No. 305

FORM SURVEY OF
LOT 77
OAK HILL SUBDIVISION
PHASE 3
RECORDED IN
P.B. 305, PG. 9
COLLIERVILLE,
SHELBY COUNTY, TENNESSEE
SCALE: 1" = 30' DATE: JUNE 3, 2025

