



MAGNOLIA
HOMES
EST. 1997

Oak Hill

The Waverly

284 KEISIE LANE, HOMESITE 76



OAK HILL PHASE III

HOMESITE 76

284 KEISIE LANE, COLLIERVILLE, TN 38017

APPROX. HEATED SQ. FT. 4736-4936

APPROX. SQ. FT. UNDER ROOF 5798-5998

5 BEDROOMS (2 DOWN)

4.5 BATHS (JACK&JILL UP)

HUGE GAME ROOM UP

LARGE WALK-IN PANTRY

OVERSIZED 3 CAR GARAGE

SIZABLE 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

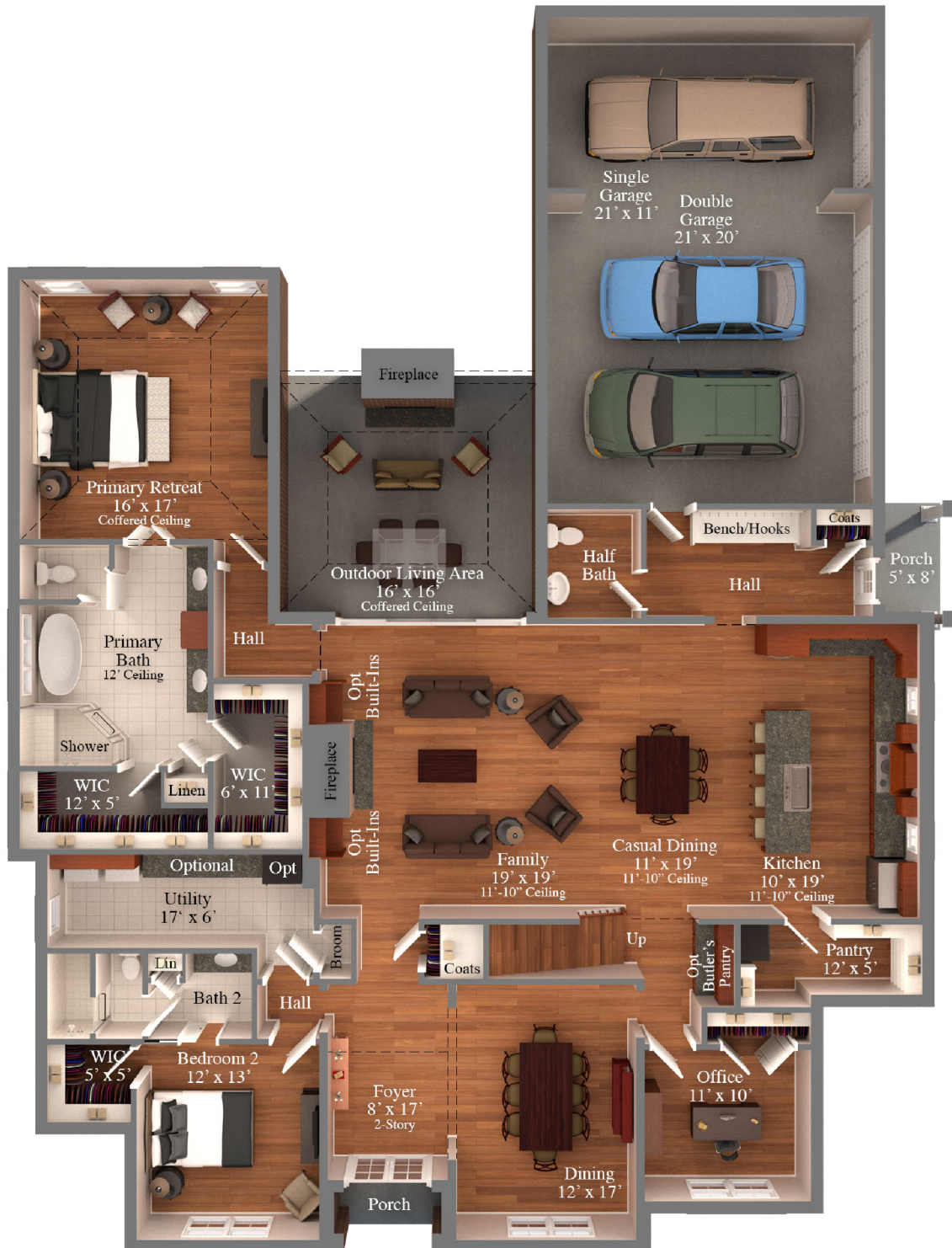


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First Floor: 10' Ceilings unless noted



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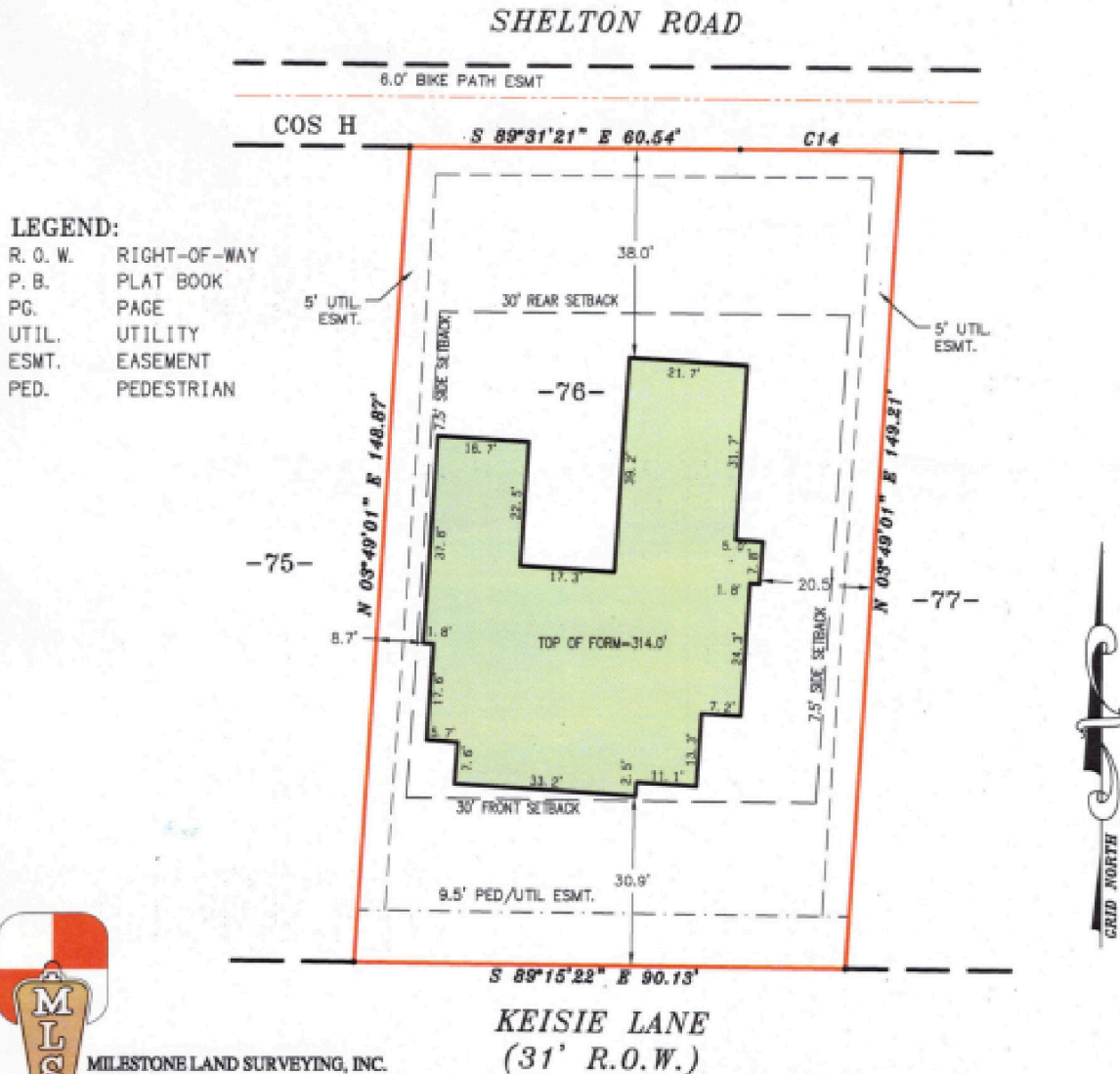
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Second Floor: 9' Ceilings unless noted

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	5940.00	29.61	29.61	S 89°22'46" E



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 be within the F.E.M.A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Community Panel No. 470263 0483. Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.

By Daryl Menard, R.S. Date 10-7-20
President
Tennessee Certificate No. 2195

FORM SURVEY OF
LOT 76
OAK HILL SUBDIVISION
PHASE 3

RECORDED IN
P.B. 305, PG. 9
COLLIERVILLE,

SHELBY COUNTY, TENNESSEE

SCALE: 1" = 30' DATE: JULY 25, 2025

