



MAGNOLIA
HOMES
EST. 2007

Cypress Grove

The Oberville

601 CEDAR SHADOWS CIRCLE WEST, HOMESITE 313



CYPRESS GROVE PHASE V

HOMESITE 313

601 CEDAR SHADOWS CIRCLE WEST,
COLLIERVILLE, TN

APPROX. HEATED SQ. FT. 4127-4627

APPROX. SQ. FT. UNDER ROOF 5254-5754

5 BEDROOMS (2 DOWN)

4.5 BATHS

3 CAR GARAGE

JACK-AND-JILL UP

SIZABLE REC ROOM

FRIENDS ENTRY

GLASS SLIDING DOORS FROM FAMILY

ROOM TO COVERED OUTDOOR LIVING

CUSTOM KITCHEN CABINETS TO CEILING

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.
- SHADOWBOXING ON WALLS AROUND PRIMARY BATHTUB
- 42" VENT-FREE FIREPLACE WITH SWITCH FOR GAS LOGS IN FAMILY ROOM
- COVE MOLDING THROUGHOUT DOWNSTAIRS & 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
- 10' CEILINGS DOWNSTAIRS & 9' UPSTAIRS, SMOOTH CEILINGS THROUGHOUT HOME



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First Floor: 10' Ceilings unless noted



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