



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. 4127-4327

APPROX. SQ. FT. UNDER ROOF 5254-5454

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 ENTIRE HOME FOR ARCHITECTURAL AESTHETIC.
- 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



**MAGNOLIA
HOMES**
EST 1997

Cypress Grove

The Overville

601 CEDAR SHADOWS CIRCLE WEST, HOMESITE 313



First Floor: 10' Ceilings unless noted



**MAGNOLIA
HOMES**
EST 1997

Cypress Grove

The Oberville

601 CEDAR SHADOWS CIRCLE WEST, HOMESITE 313



Second Floor: 9' Ceilings unless noted

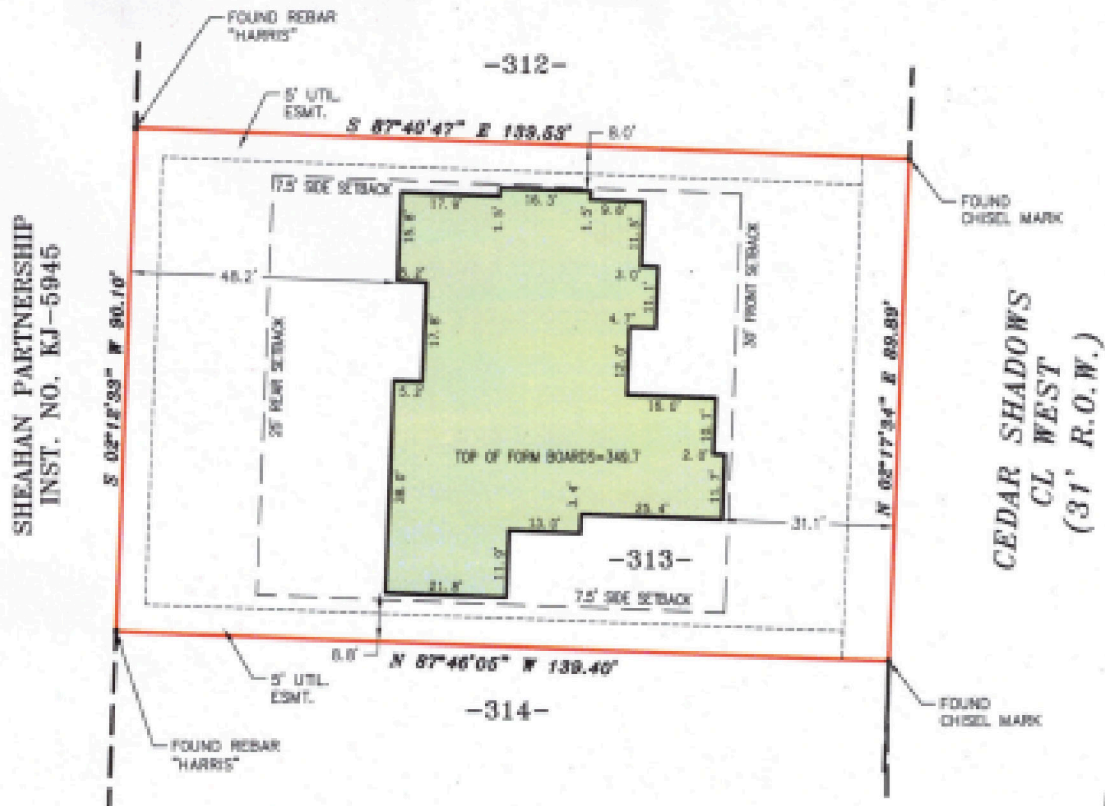


**MAGNOLIA
HOMES**
EST. 2007

Cypress Grove

The Oberville

601 CEDAR SHADOWS CIRCLE WEST, HOMESITE 313



LEGEND:

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



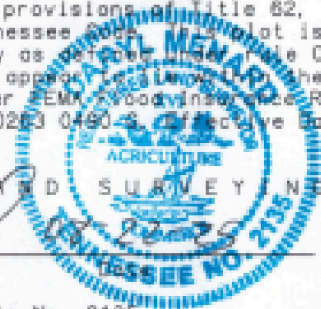
MILESTONE LAND SURVEYING, INC.
2880 COBB ROAD
LAKELAND, TN 38002
PHONE: (901) 867-8671
FAX: (901) 867-9889

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 lot is not a General Property Survey as defined in the Tennessee Code. This property does not appear on the F.E.M.A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Community Panel No. 470263 0490-S, effective date: February 6, 2013.

MILESTONE LAND SURVEYING, INC. SHELBY COUNTY, TENNESSEE

By Daryl Menard
Daryl Menard, RLS
President
Tennessee Certificate No. 2135



FORM SURVEY OF
LOT 313
OAK GROVE P.D.
PHASE 4, SECTION H
SUBDIVISION
RECORDED IN
P.B. 305, PG. 4
COLLIERVILLE,

SCALE: 1" = 30' DATE: AUGUST 22, 2025

