



MAGNOLIA
HOMES
EST. 1997

Oak Hill

The La Manoir

1154 PIPIT DRIVE, HOMESITE 86



OAK HILL PHASE III

HOMESITE 86
1154 PIPIT DRIVE, COLLIERVILLE, TN

APPROX. HEATED SQ. FT. 4450-4650
APPROX. SQ. FT. UNDER ROOF 5635-5835

5 BEDROOMS (2 DOWN)
5.5 BATHS
OVERSIZED 3 CAR GARAGE
LARGE SCULLERY
PLAY ROOM UP
SLIDING DOORS TO OUTDOOR LIVING
VENTLESS FIREPLACE ON BACK PORCH
DEDICATED DINING & BREAKFAST ROOMS
FRIEND'S ENTRY PORCH

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.
- SCULLERY WITH LOTS OF CABINETS AND A SINK OFF OF KITCHEN
- 42" VENT-FREE FIREPLACE WITH SWITCH FOR GAS LOGS IN FAMILY ROOM
- FRAMELESS GLASS SHOWER DOOR FOR PRIMARY SHOWER WITH GLASS WALL
- ISLAND IN SIZABLE PRIMARY CLOSET
- SHAMPOO BOXES INCLUDED IN ALL TUB AND SHOWERS
- COMFORT HEIGHT TOILETS IN PRIMARY BATHROOM, BATH 2, AND HALF BATHROOM
- BUTLER'S CABINET OFF OF KITCHEN WITH GLASS DOORS & TAPE LIGHTING
- HARDWOOD ALL DOWNSTAIRS EXCEPT LAUNDRY, BATH, & PRIMARY CLOSET



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First Floor: 10' Ceilings unless noted



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