

34 YEARS STRONG



LIVE LIFE WELLTM WITH
est. 1987
*Magnolia*HOMES
...that extra touch



LIVE LIFE WELL™

Karen Garner began Magnolia Homes in 1987, choosing the Magnolia to represent the business. “I plant a Magnolia tree in every yard so people will recognize our homes,” she says. Those iconic Magnolia trees are now a familiar site throughout the Memphis area.

As a woman in a male-dominated world, Karen embraced her uniqueness. She knew what women really wanted in a home, and that gave her the competitive edge.

She found her niche within the special details like covered porches, expansive closet space, and cozy living areas. Those “extra touches” are part of the Magnolia Homes’ signature style, and give each Magnolia home a feel of unique elegance and luxury.

Karen’s son, Reggie Garner, Jr., became a partner in 2000, and brought in innovative ideas such as cedar-beamed vaulted ceilings and outdoor living, including incorporating fireplaces. Reggie’s enthusiasm for exquisite exterior designs set Magnolia apart even more.





BUILDING PROCESS



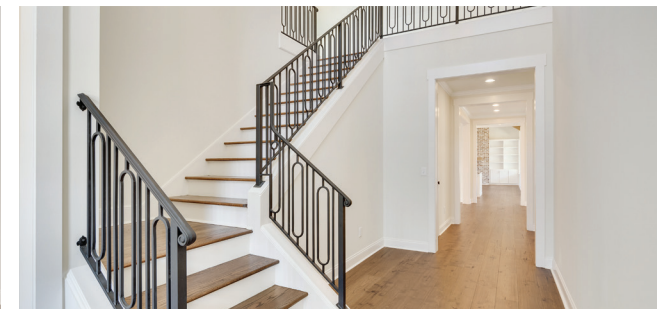
- Select desired community, home site, and floor plan along with any customizations, structural or luxury finish options!
- Sign agreement and present deposit and pre-approval letter from lender or proof of funds.
- The New Home Design Specialist will reach out to schedule appointments at the Magnolia Homes Design Center!
- Review the Welcome to the Magnolia Homes Design Center information and prepare Exterior Home Selections Worksheet.
- During this time, the Magnolia team is working behind the scenes preparing for the new home build including sending the plans to the Town for permitting!
- Pre-Construction meeting scheduled within 45 days to review final plans and home details prior to the foundation being poured!
- Following the home framing completion, an electrical walkthrough will be scheduled!
- Construction on the home will continue and final Design Selections decisions will be completed at the Magnolia Homes Design Center!
- BuilderTrend® system reflects Change Order details, payments, and progress updates on the building process throughout!
- A New Home Orientation will be scheduled prior to closing to introduce the homebuyer to their new home in detail!
- Closing on new Magnolia Home takes place!

THE COVE AT CYPRESS GROVE

Collierville, Tennessee (High \$500,000's & up)

COMMUNITY AMENITIES

- Brand new cottage and farmhouse style homes
- Boutique neighborhood with 35 home sites all tucked away on an exclusive cove
- Homes from 2,800 to over 3,500 heated square feet with majority of space on one level
- Ponds with fountains
- Common open space
- Newly designed floor plans up to 3 bedrooms downstairs and up to 4 bedrooms total with future space options
- Select home sites backing to common open space and sizeable rear yards
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Frigidaire® and Bosch® appliances
- Therma-Tru® exterior doors
- Energy-efficient homes with Amana® systems
- Pella® windows with low E glass and argon gas
- James Hardie® artisan siding
- City street lights, city sewer, and city water
- 10 year Quality Builders Warranty (QBW®) backed by Liberty Mutual



CONVENIENTLY LOCATED

593 Cypress Green Cove
Collierville, TN 38017

- Right off of Collierville Road
- Two miles from Carriage Crossing
- Close proximity to Hinton Park
- Easy access to the Collierville Town Square

- Award-Winning Collierville Schools
- Nearby shopping, restaurants, churches, athletic clubs, and medical facilities
- Convenient access to Highway 385 and Byhalia Road

Schedule your
appointment today!

Text (901) 403-6808

MAGNOLIA PRESERVE

Collierville, Tennessee (Mid \$600,000's & up)

COMMUNITY AMENITIES

- Homes from 2,800 to over 5,000 heated square feet
- Walking trails
- Pond with fountain
- Neighborhood park with large playground
- Common open spaces
- Open floor plans with 2, 3, and 4 downstairs bedrooms
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Therma-Tru® exterior doors
- Energy-efficient homes with Amana® systems
- Large covered outdoor living areas
- Pella® windows with low E glass and argon gas
- James Hardie® exterior trim and siding
- 5"-wide engineered hand-scraped hickory hardwood floors
- Some of the largest home sites within Collierville's town limits up to ½ acre+
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual
- **Final Phase Now Open**



CONVENIENTLY LOCATED

4754 Magnolia Park Circle W
Collierville, TN 38017

- Award-Winning Collierville Schools
- Easy access to Collierville Town Square
- Walking distance to Hinton Park
- Close to Collierville walking trails
- Close proximity to Collierville High School and Sycamore Elementary
- Hospital, shopping, restaurants, churches, and athletic clubs close by
- Convenient access to Highway 385

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CYPRESS GROVE

Collierville, Tennessee (Low \$600,000's & up)

COMMUNITY AMENITIES

- Homes from 2,800 to over 4,500 heated square feet
- Ponds with fountains
- Common open spaces
- Open floor plans with 2, 3, and 4 downstairs bedrooms
- Corner and cove homes sites
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Frigidaire® and Bosch® appliances
- Therma-Tru® exterior doors
- Energy-Efficient homes with Amana® systems
- Pella® windows with low E glass and argon gas
- James Hardie® exterior trim and siding
- Inviting community entrances
- City street lights, city sewer, and city water
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual
- Sizeable home sites up to ½ acre
- **New phase now open featuring larger home sites and select sites adjacent to common open space**



CONVENIENTLY LOCATED

593 Cypress Green Cv
Collierville, TN 38017

- Right off of Collierville Road
- Two miles from Carriage Crossing
- Close proximity to Hinton Park
- Easy access to the Collierville Town Square

- Award-winning Collierville Schools
- Nearby shopping, restaurants, churches, athletic clubs, and medical facilities
- Convenient access to Highway 385 and Byhalia Road

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OAK HILL

Collierville, Tennessee (Mid \$600,000's & up)

COMMUNITY AMENITIES

- Near Peterson Lake and off Shelton Road
- Homes from 3,000 to 5,500 heated square feet
- Future pool and clubhouse
- Common open space
- Open floor plans with 2, 3, and 4 downstairs bedrooms
- Sizeable home sites up to ½ acre
- Cove and corner home sites
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Frigidaire® and Bosch® appliances
- Therma-Tru® exterior doors
- Energy-efficient homes with Amana® systems
- Pella® windows with low E glass and argon gas
- James Hardie® exterior trim and siding
- City street lights, city sewer, and city water
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual



CONVENIENTLY LOCATED

1237 Monroe Hill Circle W
Collierville, TN 38017

- Near Peterson Lake and Shelton Roads
- 2 Miles to the Collierville Town Square
- Award-winning Collierville Schools
- Walking distance to Johnson and Cox Parks
- Nearby shopping, restaurants, churches, athletic clubs, and medical facilities
- Convenient access to Highway 385 and Wolf River Boulevard
- Close proximity to the Collierville Greenbelt

Schedule your
appointment today!

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SHEPHERD'S CREEK

Collierville, Tennessee (From \$1,300,000's & up)

COMMUNITY AMENITIES

- Unique open floor plans with 4-6 bedrooms
- Homes from 4,000 to over 6,500 heated square feet
- Custom elevations and design flexibility
- Common open spaces featuring ponds, fountains, and walking trails
- Home sites with large backyards and privacy
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Thermador® and Bosch® appliances
- Energy-efficient homes with Amana® systems
- Larger outdoor living areas with fireplace
- Pella® windows - aluminum wood-clad with low E glass and argon gas
- James Hardie® artisan siding
- 5"-wide plank white oak hardwood floors
- Extensive wood work / trim / beams
- 3 and 4 car garages
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual
- **Final Phase Now Open**



CONVENIENTLY LOCATED

564 Lambs Brook Ln
Collierville, TN 38017

- Award-winning Collierville Schools
- Easy access to the Collierville Town Square
- Convenient access to Highway 385
- Close to Collierville walking trails
- Access to Collierville Greenbelt
- Hospital, shopping, restaurants, churches, and athletic clubs close by
- Off of Shea Road in the heart of Collierville

Schedule your
appointment today!

Text (901) 403-6808

VILLAGES OF SAUNDERS CREEK

Rossville - Fayette County (Mid \$500,000's & up)

COMMUNITY AMENITIES

- Open floor plans with 2, 3, and 4 downstairs bedrooms
- Homes from 2,800 to over 4,500 heated square feet
- Home sites with privacy
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Frigidaire® and Bosch® appliances
- Therma-Tru® exterior doors
- Energy-efficient homes with Amana® systems
- Pella® windows with low E glass and argon gas
- James Hardie® exterior trim and siding
- Walking trails with benches in the neighborhood
- Pond with fountain for fishing and enjoyment
- City street lights, city sewer, and city water
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual
- **Brand-new phase with luxury low-maintenance home sites**



CONVENIENTLY
LOCATED
475 Saunders Creek Cir
Collierville, TN 38017

- 9 Minutes to the Collierville Town Square
- Directly off of Highway 57 in Rossville
- Hospital, shopping, restaurants, churches, and athletic clubs close by
- Easy and convenient Access to Highway 385 7 minutes away
- Close to Town of Rossville Greenbelt
- Walking distance to Rossville Christian School

Schedule your
appointment today!
Text (901) 403-6808



DESIGN CENTER

Magnolia Homes brand new Main Office and Design Center is Now Open in Collierville! After 34 years of homeowner feedback combined with years of dedicated planning and construction, Magnolia Homes is excited to announce a redesigned home personalization experience for our homebuyers!

New Magnolia Homeowners visiting the Design Center will have the ability to view and select all of the elements that bring their dream home vision to life. Our Magnolia Homes Design Team is committed to ensuring each new Magnolia Home reflects the personal style of each homeowner. Our designers will guide homeowners through the entire design process, from assisting in identifying the ideal style for their home to sharing expertise on all of the latest trends and leading luxury products and finishes. The Magnolia Homes Design Center has truly been created with a focus on how our homeowners can Live Life Well™!

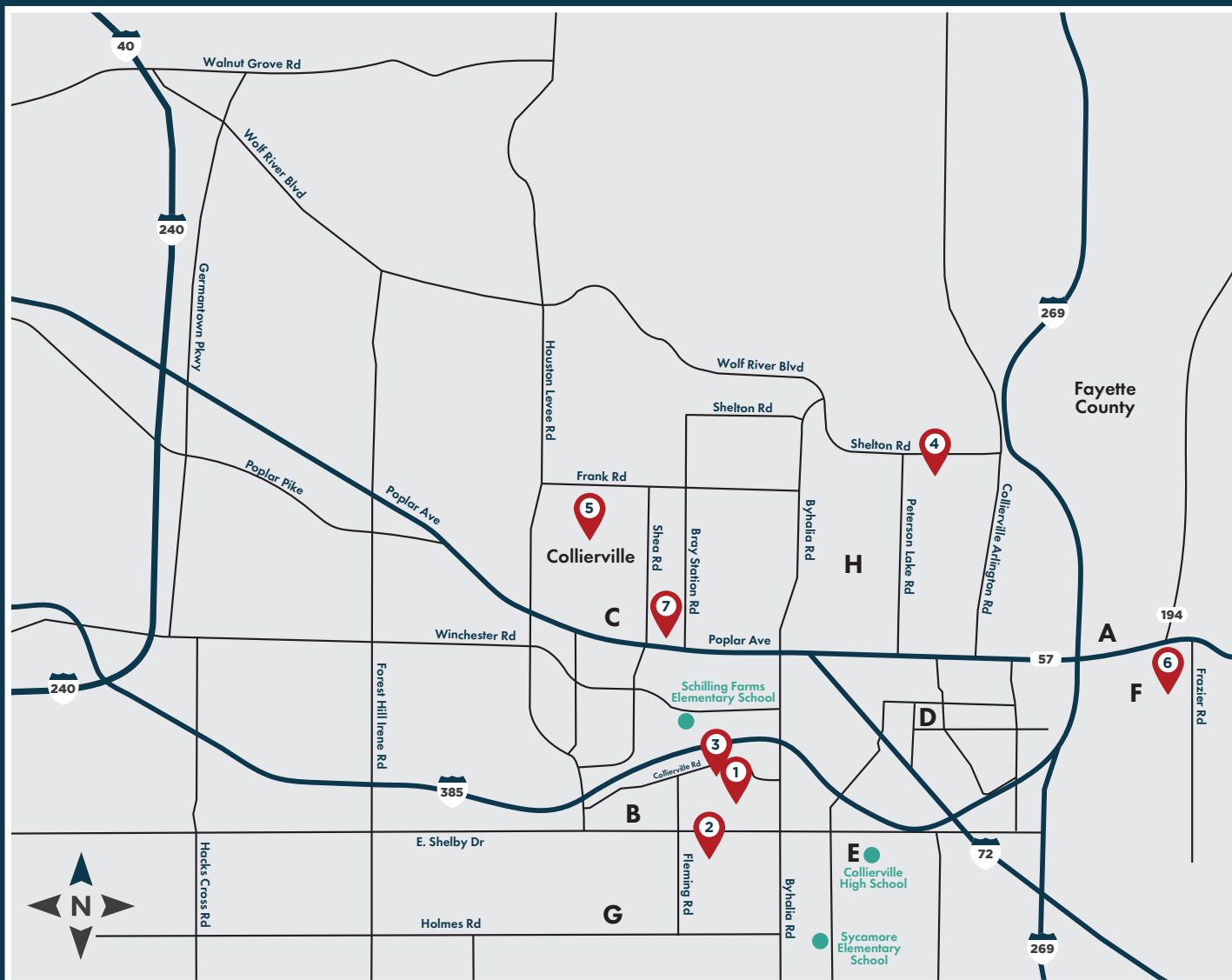
Magnolia Homes, Inc.

Oak Grove Realty, LLC

193 Cartwright Farm Lane Collierville, TN 38017

(901) 309-0710





MAGNOLIA HOMES

1. The Cove at Cypress Grove
593 Cypress Green Cove
2. Magnolia Preserve
4754 Magnolia Park Circle W
3. Cypress Grove
593 Cypress Green Cove
4. Oak Hill
1237 Monroe Hill Circle W
5. Shepherd's Creek
564 Lambs Brook Lane
6. Villages of Saunders Creek
475 Saunders Creek Circle
7. Magnolia Homes Design Center
193 Cartwright Farm Lane

COMMUNITY

- A. Bank of Fayette County
- B. Carriage Crossing
- C. Baptist Memorial Hospital
- D. Collierville Town Square
- E. Collierville High School
- F. Rossville Academy
- G. Hinton Park
- H. W.C. Johnson Park



James Hardie



BOSCH



Our QBW® 10-year limited warranty gives you peace of mind that the largest investment of your lifetime is protected for 10 years. Pella® Windows with Low-E Advanced Glass & Argon Gas are low-maintenance vinyl framed windows, meaning no more painting. Magnolia Homes' Real Tyvek® house wraps include taped joints and tape around windows. This helps prevent intrusion of outside water and helps seal the home, reducing utility bills year-round and saving you money. Cement-based James Hardie® exterior trim is the standard for our homes, reducing termite, rot, and fire concerns along with much cost savings down the road. And much more! Learn more at yourmagnoliahome.com.



“At Magnolia Homes, we are more than a custom builder; we are your personal builder. We are committed to the design and personalized features that reflect your distinctive taste and make your home as unique as your fingerprint. We pledge our attention to craftsmanship, originality, superior materials, and are dedicated to your total satisfaction.”



YOURMAGNOLIAHOME.COM / (901) 309-0710