MagnoliaHOMES est. 1987
SHEPHERDS CREEK

# The Orleans

## HOME SITE 72

Shepherd's Creek

HOME SITE 72

645 BUSHCHAT LANE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 5250-5450

5 BEDROOMS INCLUDED
2 BEDROOMS DOWN
5 FULL BATHROOMS
1 HALF BATH
GAME ROOM UPSTAIRS
STUDY/OFFICE DOWNSTAIRS
LARGE SCULLERY AND SEPARATE PANTRY
4 CAR GARAGES (OVERSIZED)
FRIEND'S ENTRY ON SIDE OF HOME
LARGE COVERED REAR PORCH
GRILLING TERRACE IN REAR YARD
ZOYSIA SODDED YARD

### Included:

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN. SIDING SEEN FROM THE STREET WITH MITERED CORNERS
- PELLA® WINDOWS ARE LOW-MAINTENANCE VINYL FRAMED WINDOWS = NO MORE PAINTING. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. SDL 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 BY QUALITY BUILDERS WARRANTY CORPORATION; BACKED BY LIBERTY MUTUAL®
- MASTER BATH HAS FREE STANDING TUB & DROP SHOWER FLOOR WITH FRAMELESS SHOWER DOOR
- VAULTED REAR COVERED PORCH CEILING WITH OUTDOOR WOOD BURNING FIREPLACE
- WHITE APRON FRONT FARM SINK IN KITCHEN WITH CUSTOM-BUILT CABINETS
- LARGE 9 FT. TALL PELLA SLIDING DOORS IN FAMILY ROOM
- THERMADOR BUILT-IN 36" REFRIGERATOR WITH FREEZER PULL OUT DRAWER AT BOTTOM
- CAT VI PLUS WIRING USED, FULL SECURITY SYSTEM, PRE-WIRED FOR SURROUND SOUND
- 10' CEILINGS ON FIRST FLOOR & 9' CEILINGS ON SECOND FLOOR UNLESS NOTED DIFFERENTLY
- SIZABLE YARD

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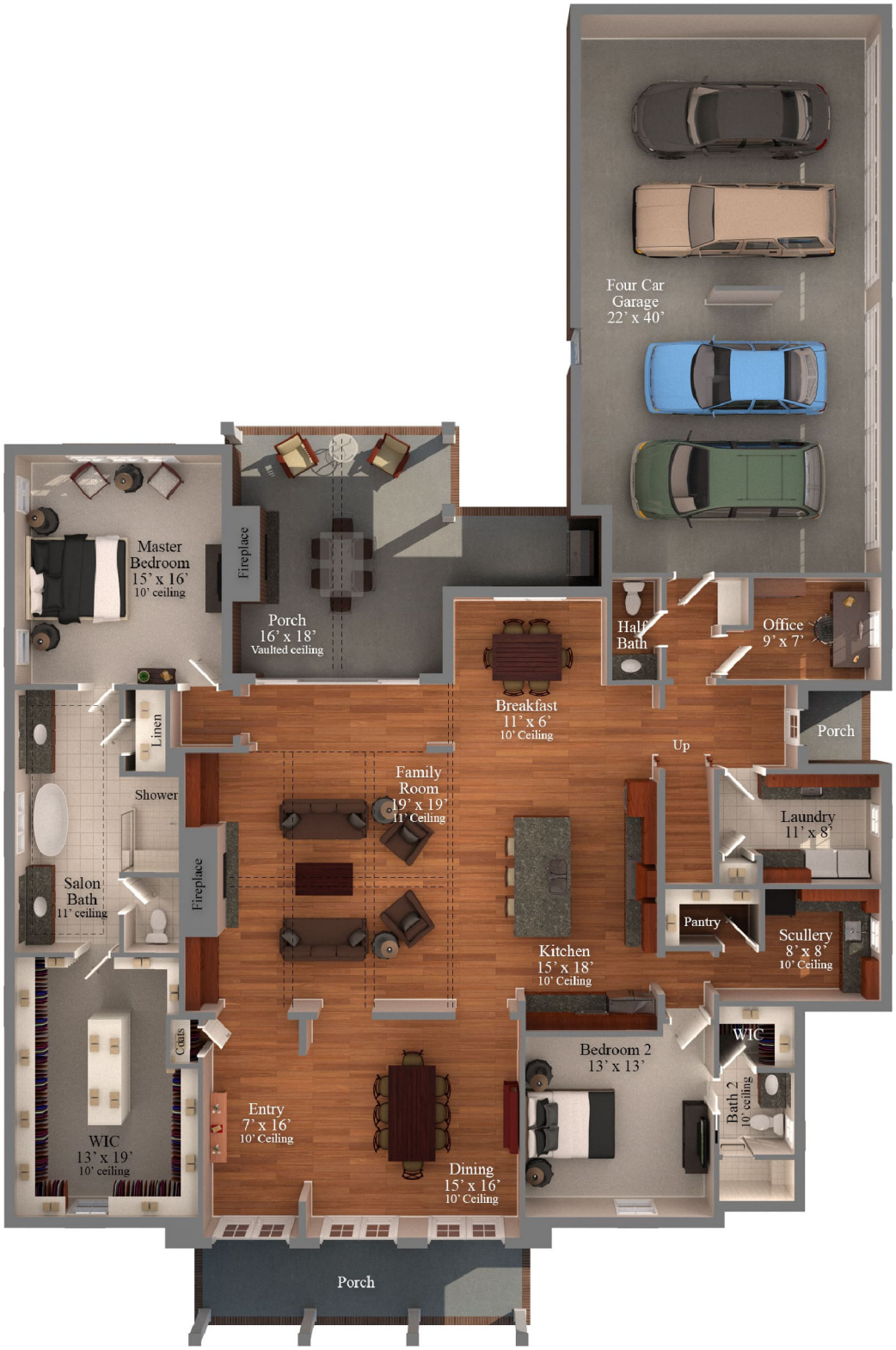
SHEPHERDS CREEK

# The Orleans

## HOME SITE 72




First Floor: 10' Ceilings unless noted

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6/7/2021

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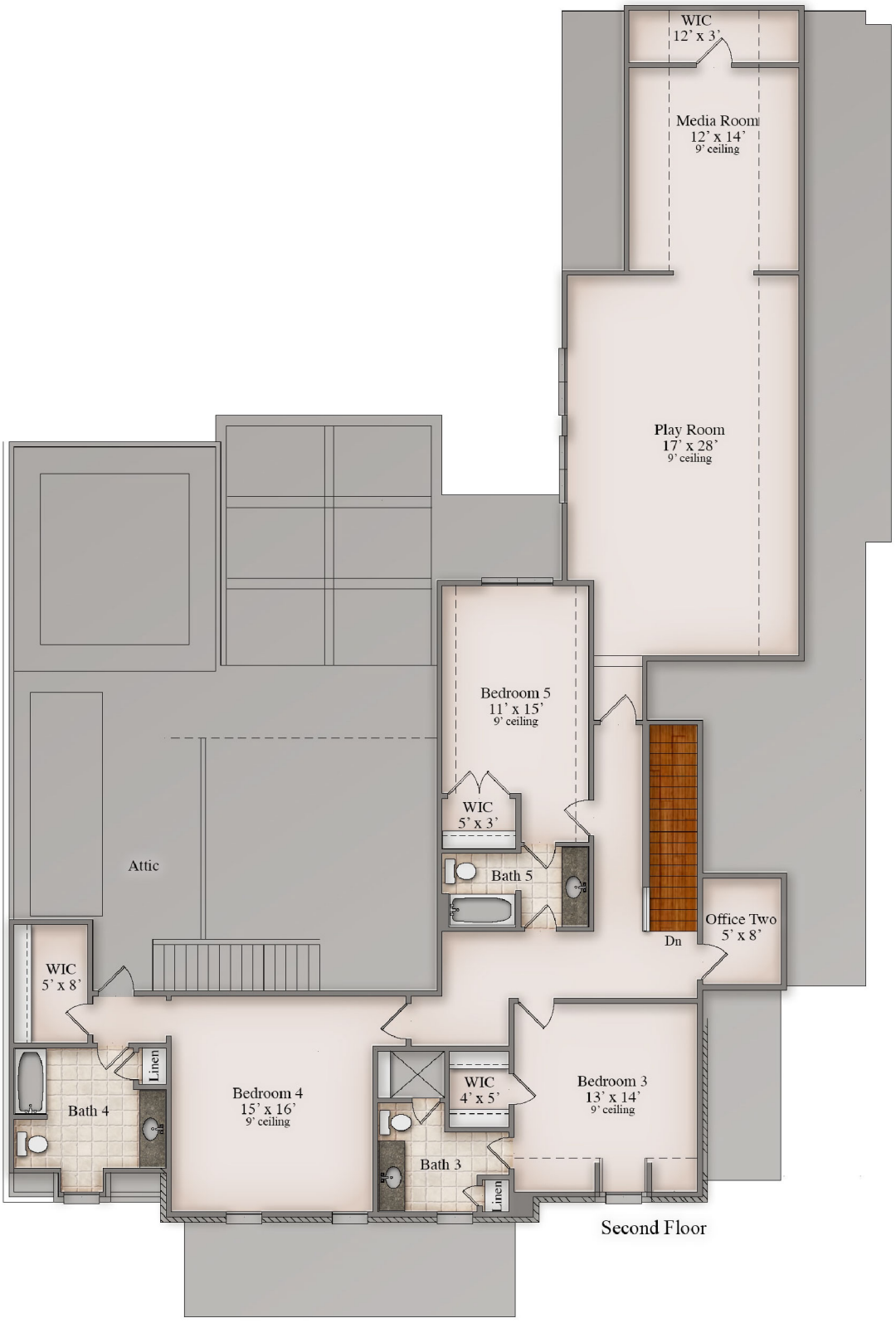
SHEPHERDS CREEK

# The Orleans

## HOME SITE 72




Second Floor

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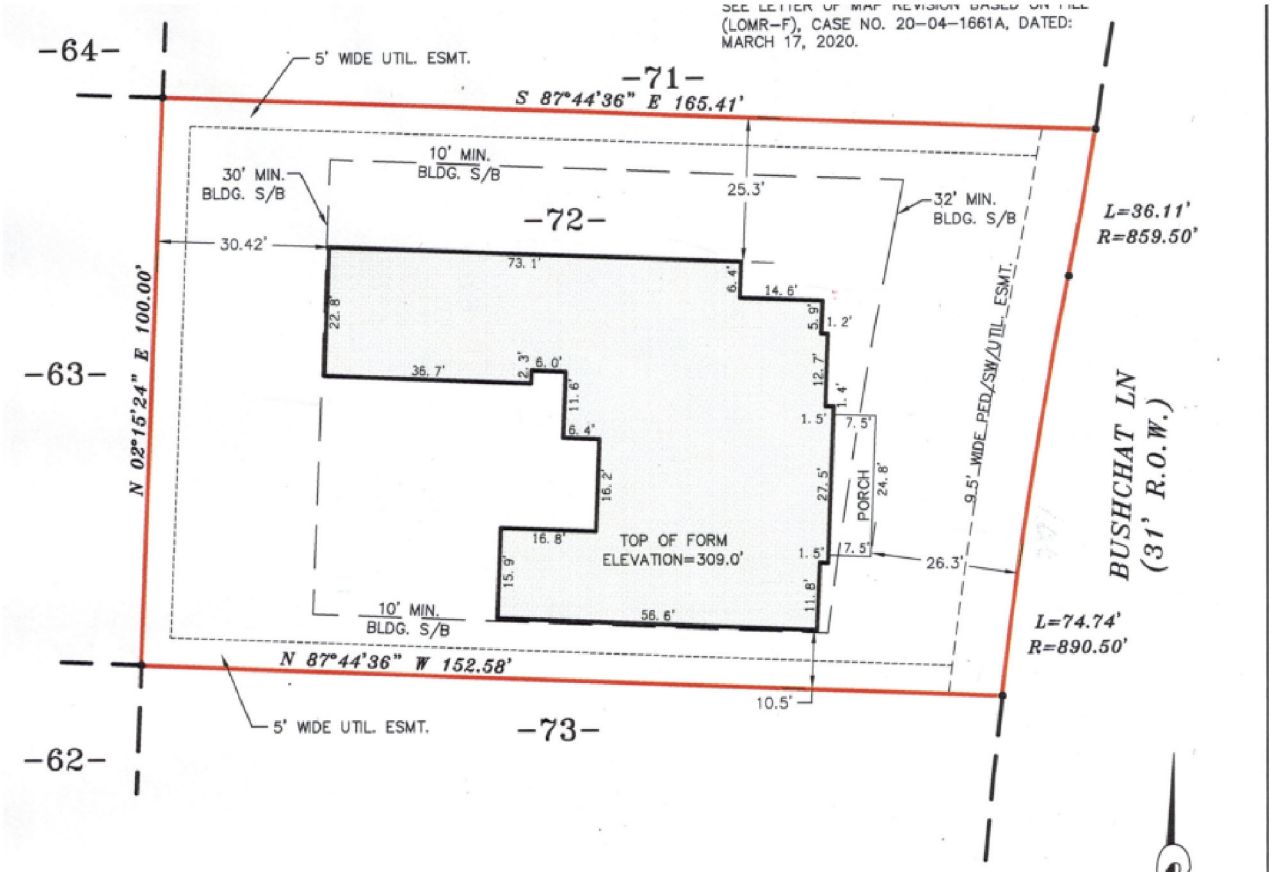
SHEPHERDS CREEK

# The Orleans

## HOME SITE 72





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 appear to lie within Zone AE of the F.E.M.A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Map No. 47157C0480G, Community Panel No. 470263 0480 G, Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.

05-25-2021

Daryl Menard, RLS Date
President
Tennessee Certificate No. 2135

DARYL MENARD REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2135

**FORM SURVEY OF**
**LOT 72**
**PHASE 3**
**SHEPHERD'S CREEK P.D.**
**RECORDED IN**
**P.B. 284, PG. 36**
**COLLIERVILLE, SHELBY COUNTY, TENNESSEE**

**SCALE: 1" = 30'** **DATE: MAY 25, 2021**

30 0 30 60

Scale: 1" = 30'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