

34 YEARS STRONG

LIVE LIFE WELL WITH<sup>TM</sup>  
est. 1987  
*Magnolia*HOMES

11<sup>TH</sup> ANNUAL SHOWCASE OF HOMES





# LIVE LIFE WELL®

Join us for our **11th Annual Live Life Well®** event! The weekend of October 22nd – October 24th, with some of our favorite vendors to help you experience how to “Live Life Well” setup on October 23rd at our Oak Hill Model Home (1237 Monroe Hill Circle West, Collierville, TN 38017). Special incentives may be applicable if an agreement is written during the event weekend! We’re so excited to see you!

[yourmagnoliahome.com/livelifewellshowcase](http://yourmagnoliahome.com/livelifewellshowcase)

## COMMUNITIES:

Magnolia Preserve

Oak Hill

Shepherd's Creek

The Cove

Villages of Saunders Creek

Cypress Grove



RE + NEW + ALL







# 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 (Low \$600,000'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 (High \$700,000'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 (Mid \$600,000's & up)

## COMMUNITY AMENITIES

- Homes from 2,800 to over 4,500 heated square feet
- Ponds with fountains
- 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
- **Limited Opportunities in Current Phase**



## 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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CREWS  
DEVELOPMENT



# OAK HILL

*Collierville, Tennessee (High \$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
- **New phase now open**

## 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

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appointment today!

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# SHEPHERD'S CREEK

Collierville, Tennessee (From \$1,450,000'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

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appointment today!

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# VILLAGES OF SAUNDERS CREEK

*Rossville - Fayette County (High \$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
- **Limited Opportunities in Current Phase**



**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**





## 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



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](http://yourmagnoliahome.com).



# MAGNOLIA DIFFERENCE

At Magnolia Homes, we are more than a luxury home builder. We are committed to the design and personalized features that reflect your distinctive taste and make your home as unique as you. We pledge our attention to craftsmanship, originality, superior materials, and dedication to your total satisfaction.





# THE DIFFERENCE

- 1 Amana® AC manufacturer warranty
- 2 Amenities in community
- 3 European round downspouts on front of homes
- 4 Copper flashing where brick is
- 5 (Included) Air seal foam insulation around windows and exterior doors and (Optional) ½" flash coat foam insulation on exterior walls
- 6 R-30 insulation blown into ceilings and vaults
- 7 All James Hardie® exterior trim
- 8 Pella® windows with Low-E advanced glass and argon gas
- 9 James Hardie® board siding
- 10 Insulated garage doors with belt-driven motors
- 11 Covered rear porches with ceiling fans
- 12 Fully landscaped & one year of lawn treatment



EXTERIOR





5



6



2



11

4



10



1

8

12



# THE DIFFERENCE

- 1 Custom designed plans
- 2 Custom built vent hood
- 3 Stone or tile backsplash
- 4 Custom built solid wood cabinets made in the USA
- 5 Farm sinks and Moen® faucets
- 6 Custom shelving (in closets that receive shelving)
- 7 5 1/4" base boards downstairs
- 8 5" wide engineered, hand scraped hickory wood floors
- 9 Custom bench and hooks
- 10 Therma-Tru Exterior Doors in most communities



INTERIOR





2

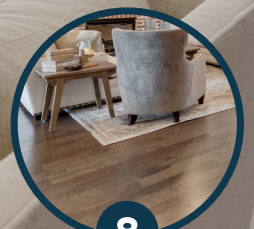
3



5



6



8

Magnolia Homes may have to substitute certain materials of equal or greater quality at times due to varying factors.



# THE DIFFERENCE

- 1 Clean and safe construction site
- 2 16" on center rafters
- 3 TechShield® decking
- 4 Real Tyvek® house wrapping
- 5 R-11 or R-13 rated ECObatts in walls
- 6 Optimal attic
- 7 Permanent stairs to attic with flooring per plan
- 8 Pex tubing for plumbing
- 9 14" slabs with extra rebar



FRAMING





2

7



5



8



9

1





***“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.”***



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