

# COMMUNITIES BROCHURE



LIVE LIFE WELL<sup>TM</sup> 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, and now an additional Magnolia limestone birthmark in the brick near each front door, 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, open floor plans, 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.

When Karen’s son, Reggie Garner, Jr., became a partner in the company in 2000, he focused on expanding energy-efficient building and state-of-the-art technology. His enthusiasm for innovative exterior design introduced a new, more diverse look for Magnolia Homes including expanding outdoor living areas with fireplaces and other captivating features.

Reggie works tirelessly in numerous roles behind-the-scenes that are key components contributing to the continued success and growth of Magnolia Homes. His expertise is evident in a variety of areas that include community development, architectural plan designs, estimating, project management, vendor relations, strategic future planning, and more.



# OUR BUILDING PROCESS

## INITIAL STEPS



Select community, floor plan, home site, or available home along with any available customizations & luxury finish options!



At signing, a deposit equivalent to 10% of the sales price for New Builds is required along with a PreApproval letter from lender or proof of funds from financial institution. Deposits for Available Homes vary.



Once all outstanding items are fulfilled, agreement is processed & a fully ratified copy is sent. It's official!

## DESIGN & PRE-CONSTRUCTION



An introductory e-mail will be sent with detailed next steps & dates for the Initial & Final Design Center Appointments!



Review the Welcome to the Design Center information, Design Center Selection Guide, & complete the Exterior Selections Worksheet prior to the appointments!



The Magnolia Homes team is working behind the scenes to ensure everything is ready to begin construction and final floor plans are sent to the Town for permitting!



A Pre-Construction meeting is scheduled within 30-45 days with the Magnolia Homes Team to review final plans and home details prior to the foundation being poured!

## CONSTRUCTION & COMPLETION



Following framing completion, an electrical meeting at the home is scheduled to discuss lighting placement, door swings, and other items!



Online BuilderTrend system utilizes Change Orders & Invoices to be paid that reflect items added during the building process along with providing construction process updates!



Construction will continue to completion!



The Magnolia Team will be in touch to finalize all necessary items including applicable Sales Price Amendments!



A New Home Orientation is scheduled to review the home and its systems in detail! Closing is scheduled for a different day and keys are received once the home has funded!

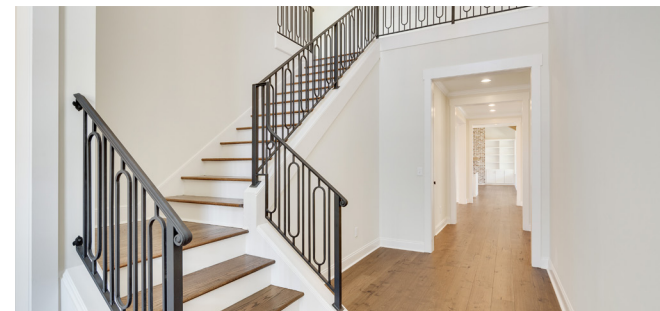


# THE COVE AT CYPRESS GROVE

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

## COMMUNITY AMENITIES

- Brand new cottage and farmhouse style homes
- Exclusive neighborhood with 35 homesites all tucked away in a cozy 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
- Ponds with fountains
- 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

Schedule your  
appointment today!

Text (901) 403-6808



# CYPRESS GROVE

Collierville, Tennessee (High \$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



## 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
- Community pool and clubhouse
- Common open space
- Open floor plans with 2, 3, and 4 downstairs bedrooms
- 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 II 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

Schedule your  
appointment today!

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# SHEPHERD'S CREEK

Collierville, Tennessee

(From \$1,500,000's to \$2M+)

## 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
- **Selling in our final phase!**



## 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*

*(From \$600,000'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
- Luxury low-maintenance 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



**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

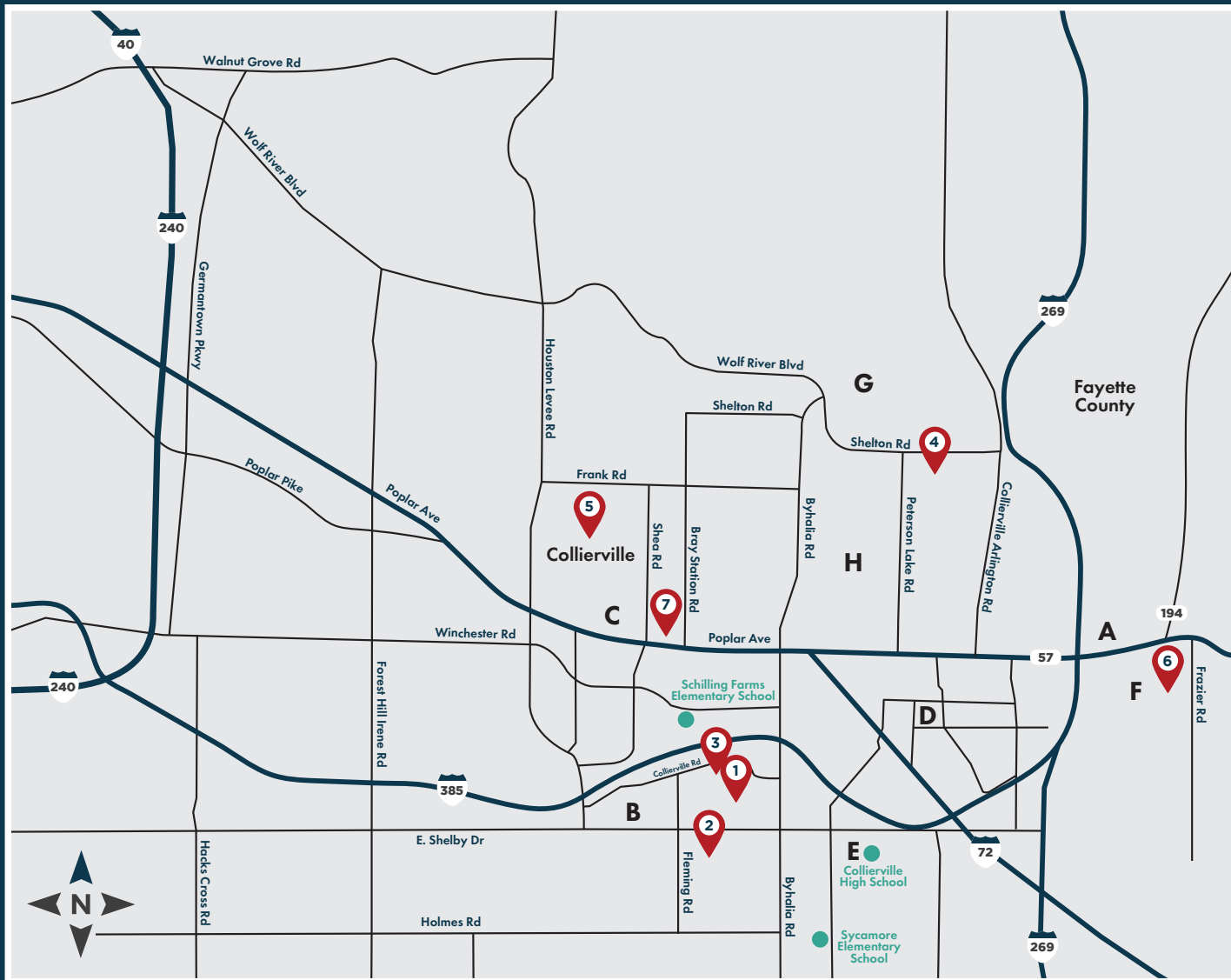
Magnolia Homes Main Office and Design Center is open in Collierville! After 35 years of homeowner feedback combined with years of dedicated planning and construction, Magnolia Homes is excited to announce a redesigned home personalization experience for our homebuyers!

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. Johnson Park
- H. H.W. Cox Park (Powell Rd Park)



James Hardie

FERGUSON



BOSCH



Thermador



THERMA TRU DOORS



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).





***“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