



*Magnolia*HOMES^{est. 1987}

CYPRESS GROVE

The Chardonnay

HOME SITE 225



Cypress Grove

HOME SITE 225

932 CYPRESS POND DRIVE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 3850 -4050
SQ. FT. UNDER ROOF 4967 -5167

5 BEDROOMS
2 BEDROOMS DOWN
LARGE PLAY ROOM UPSTAIRS WITH EXTRA
STORAGE ROOM
4 BATHROOMS (ONE IS JACK-AND-JILL)
HALF BATH DOWN
DOUBLE GARAGE WITH SEPARATE SINGLE BAY
GARAGE
SPACIOUS OUTDOOR LIVING AREA

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®
- BRICK FIREPLACE WITH CEDAR MANTEL IN FAMILY ROOM
- BUILT-INS ON SIDE OF FIREPLACE WITH ADJUSTABLE SHELVES
- CEDAR BOX BEAMS IN FAMILY ROOM
- BENCH & HOOKS WITH 1BY PLANKING BEHIND
- FRAMELESS SHOWER DOOR IN MASTER BATHROOM
- COVERED OUTDOOR LIVING SPACE WITH UNCOVERED EXTENDED PATIO
- CROWN MOLDING ADDED TO HALLWAYS DOWNSTAIRS, BEDROOM 2, BATH 2, HALF BATH, & LAUNDRY ROOM
- WHITE FARM SINK WITH APRON FRONT IN KITCHEN



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