



est. 1987
MagnoliaHOMES

CYPRESS GROVE

The Woodbridge

New Model Home

HOME SITE 122



Cypress Grove

New Model Home

HOME SITE 122

596 CYPRESS KNOLL DRIVE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 4517-4717
SQ. FT. UNDER ROOF 5694-5894

5 BEDROOMS
2 BEDROOMS DOWN
4 FULL BATHROOMS, ONE BEING A JACK & JILL
HALF BATH DOWNSTAIRS
GAME ROOM UPSTAIRS
OFFICE/EXERCISE ROOM
OVERSIZED 3 CAR GARAGE
OUTDOOR LIVING AREA WITH FIREPLACE AND
EXTENDED UNCOVERED PATIO OFF

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. GBG 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 AND WALK THROUGH SHOWER WITH DROPPED SHOWER FLOOR FLUSHED TO SLAB, NO STEP
- UPGRADED IRON RAILING
- BARN DOOR BUILT FOR UTILITY ROOM
- CUSTOM BUILT VENT HOOD AND WHITE FARM SINK WITH APRON FRONT IN KITCHEN
- MASTER BEDROOM CEILING COFFERED
- PELLA SLIDER DOORS INSTEAD OF WINDOWS AND DOORS OVERLOOKING OUTDOOR LIVING SPACE
- CEDAR BOX BEAMS IN CEILING IN GREAT ROOM
- CROWN MOLDING ADDED TO HALLWAYS DOWNSTAIRS, BEDROOM 2, BATHROOM 2, HALF BATHROOM, AND LAUNDRY ROOM



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First Floor: 9' Ceilings unless noted



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Second Floor: 8' Ceilings unless noted



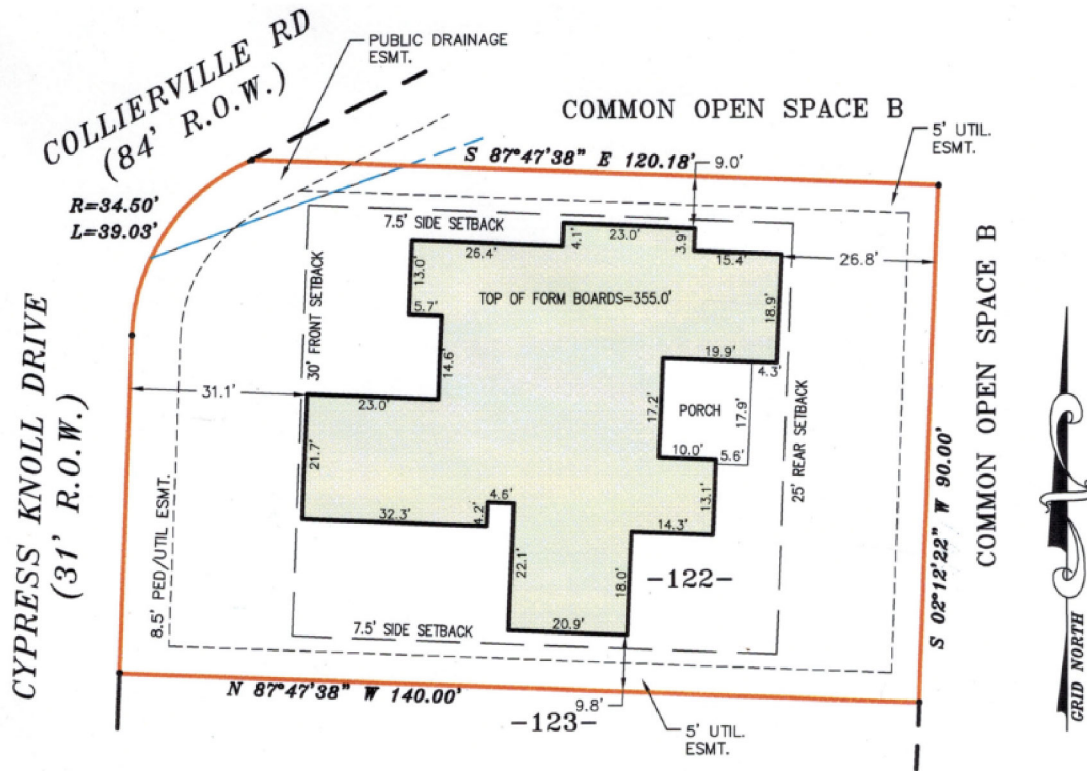
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MILESTONE LAND SURVEYING, INC.
 2880 COBB ROAD
 LAKELAND, TN 38002
 PHONE: (901) 867-8671
 FAX: (901) 867-9889

LEGEND:

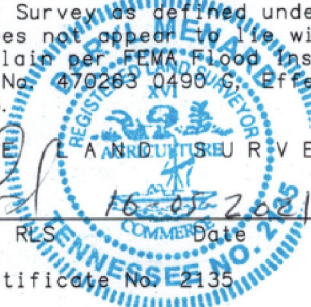
- R. O. W. RIGHT-OF-WAY
- P. B. PLAT BOOK
- PG. PAGE
- UTIL. UTILITY
- ESMT. EASEMENT
- PED. PEDESTRIAN

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 not appear to lie within the F.E.M.A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Community Panel No. 470263 0498 C; Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.

By Daryl Menard 10-05-2021
 Daryl Menard, RLS
 President
 Tennessee Certificate No. 2135



**FORM SURVEY OF
 LOT 122
 OAK GROVE P.D.
 PHASE 4, SECTION D
 SUBDIVISION
 RECORDED IN
 P.B. 267, PG. 17
 COLLIERVILLE,
 SHELBY COUNTY, TENNESSEE**

SCALE: 1" = 30' DATE: OCTOBER 5, 2021

