



est. 1987
MagnoliaHOMES

MAGNOLIA PRESERVE

The Stafford

HOME SITE 43



Magnolia Preserve

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10767 MAGNOLIA PARK CIRCLE SOUTH
COLLIERVILLE, TN 38017

HEATED SQ. FT. 5133-5333
SQ. FT. UNDER ROOF 6429-6629

5 BEDROOMS
2 BEDROOMS DOWN
4 FULL BATHROOMS
HALF BATH DOWNSTAIRS
OFFICE SPACE UP & DOWN
REC ROOM UPSTAIRS
OVERSIZED 3 CAR GARAGE
SCULLERY OFF OF KITCHEN
FRIEND'S ENTRY
SIZABLE OUTDOOR LIVING WITH GRILLING TERRACE

Included:

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN.
- 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.
- BRAND NEW FLOOR PLAN TO MAGNOLIA HOMES!
- SCULLERY AND SEPARATE BUTLER'S PANTRY OFF OF KITCHEN
- SECURE AMAZON PACKAGE CLOSET WITH IRON DOOR ON FRONT PORCH
- DEDICATED BREAKFAST & DINING ROOM SPACES
- BUILT-INS IN FAMILY ROOM ON EITHER SIDE OF FIREPLACE
- EXPANDED COVERED REAR OUTDOOR LIVING AREA WITH EXTENDED UNCOVERED PATIO
- OUTDOOR FIREPLACE WITH BRICK, GAS & VENTLESS
- PELLA SLIDING GLASS DOORS IN FAMILY ROOM OVERLOOKING OUTDOOR LIVING



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First Floor: 10' Ceilings unless noted



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Second Floor: 9' Ceilings unless noted