



est. 1987
MagnoliaHOMES

OAK HILL

The Willow

HOME SITE 56 - NEW MODEL HOME



Oak Hill

HOME SITE 56

1221 GRACKLE DRIVE,
COLLIERVILLE, TN 38017

HEATED SQ. FT. 4844-5044
SQ. FT. UNDER ROOF 5998-6198

5 BEDROOMS
2 BEDROOMS DOWN
4 FULL BATHROOMS
HALF BATH DOWNSTAIRS
GAME ROOM UPSTAIRS
OVERSIZED 3 CAR GARAGE
MEDIA ROOM UPSTAIRS

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.
- LARGE COVERED REAR PORCH WITH EXTENDED PATIO AND OUTDOOR FIREPLACE
- CUSTOM BUILT VENT HOOD IN KITCHEN
- BRICK FIREPLACE WITH CEDAR MANTEL IN FAMILY ROOM
- UPGRADED ELECTRICAL WIRING PACKAGE
- GRANITE IN KITCHEN, MASTER BATH, AND OTHER BATHS DOWN
- FREE STANDING TUB IN MASTER BATHROOM & SUNKEN SHOWER - NO CURB AT ENTRY
- 2 FULL BEAMS & 2 HALF CEDAR BEAMS IN FAMILY ROOM
- DOUBLE CONVECTION OVENS WITH MICROWAVE & TRIM KIT



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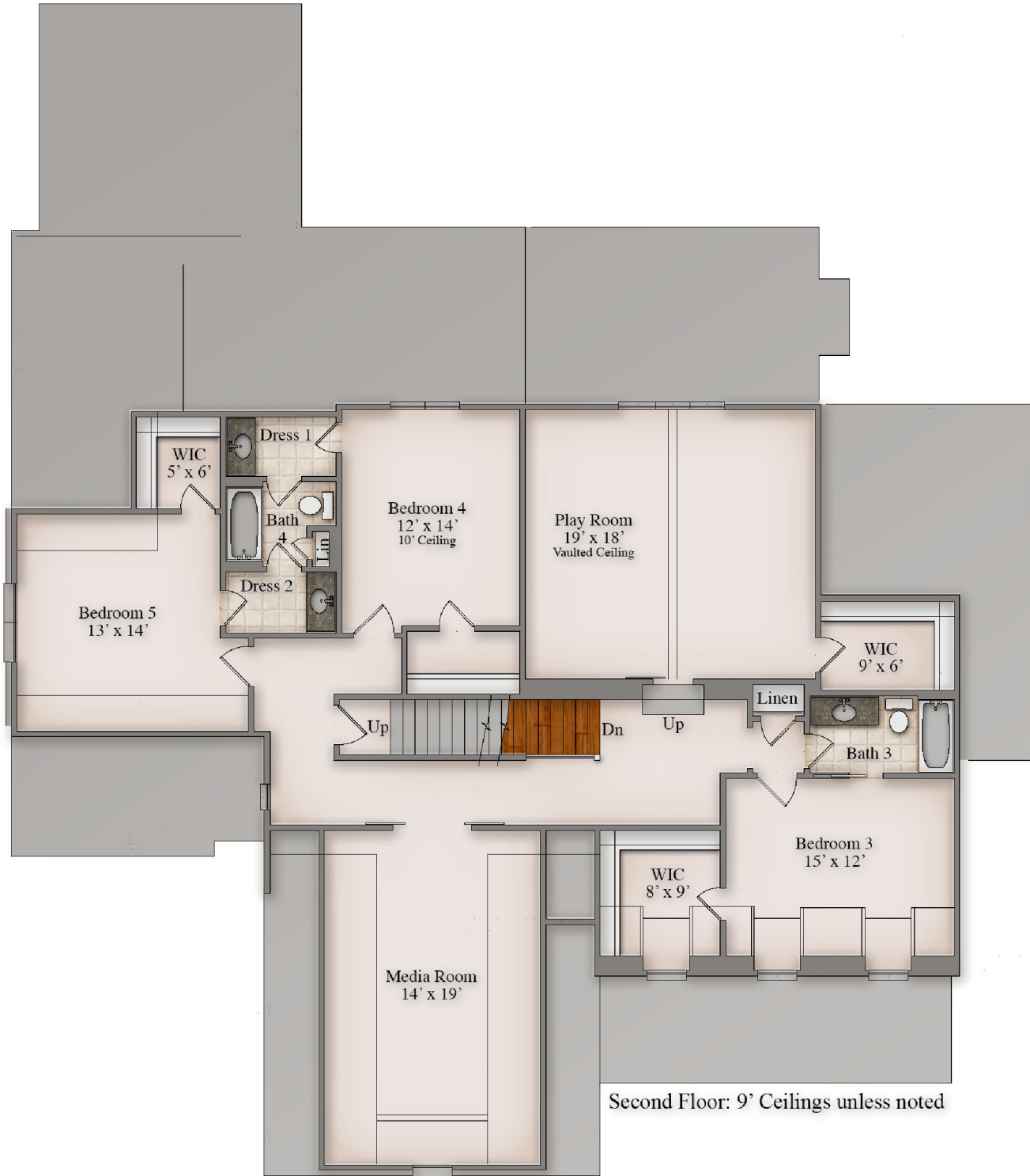


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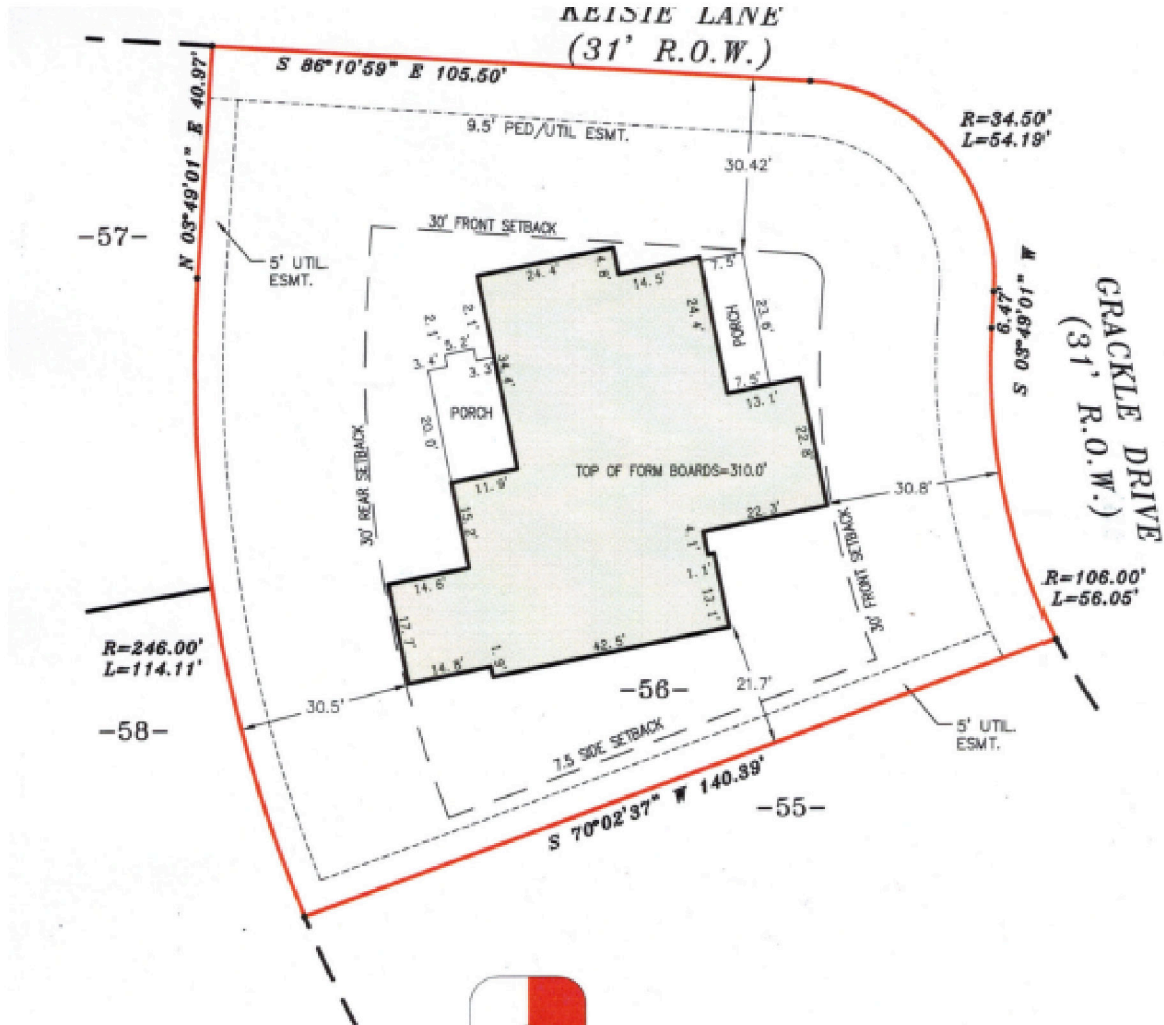


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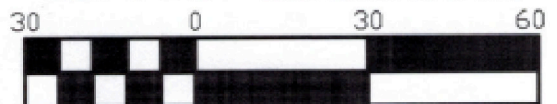
MILESTONE LAND SURVEYING, INC.
 2880 COBB ROAD
 LAKELAND, TN 38002
 PHONE: (901) 867-8671
 FAX: (901) 867-9889

LEGEND:

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

FORM SURVEY OF
 LOT 56
 OAK HILL SUBDIVISION
 PHASE 2
 SUBDIVISION
 RECORDED IN
 P.B. 289, PG. 19
 COLLIERVILLE,
 SHELBY COUNTY, TENNESSEE

SCALE: 1" = 30' DATE: SEPTEMBER 9, 2021



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 be within the F.E.M.A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Community Panel No. 470263 8483 G Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.

By *[Signature]* 09-09-2021
 Dayli McBride, RLS Date
 President
 Tennessee Cert. No. 12195

