

HOME SITE 204

FEATURES —————>

900 Cypress Vine Cove

Exterior:

- Added trellis over garage
- Added 1' through garage, laundry room, bedroom 2, and playroom
- Receptacle and cable on rear porch
- Covered porch on rear of home
- Uncovered patio off of rear covered porch
- James Hardi "no rot" material used for all exterior trim (cornice) rather than wood
- Entire exterior of home is house wrapped using Tyvek, including all joints taped, Tyvek includes a 10 year limited warranty
- Upgraded mortar
- Sealed driveway

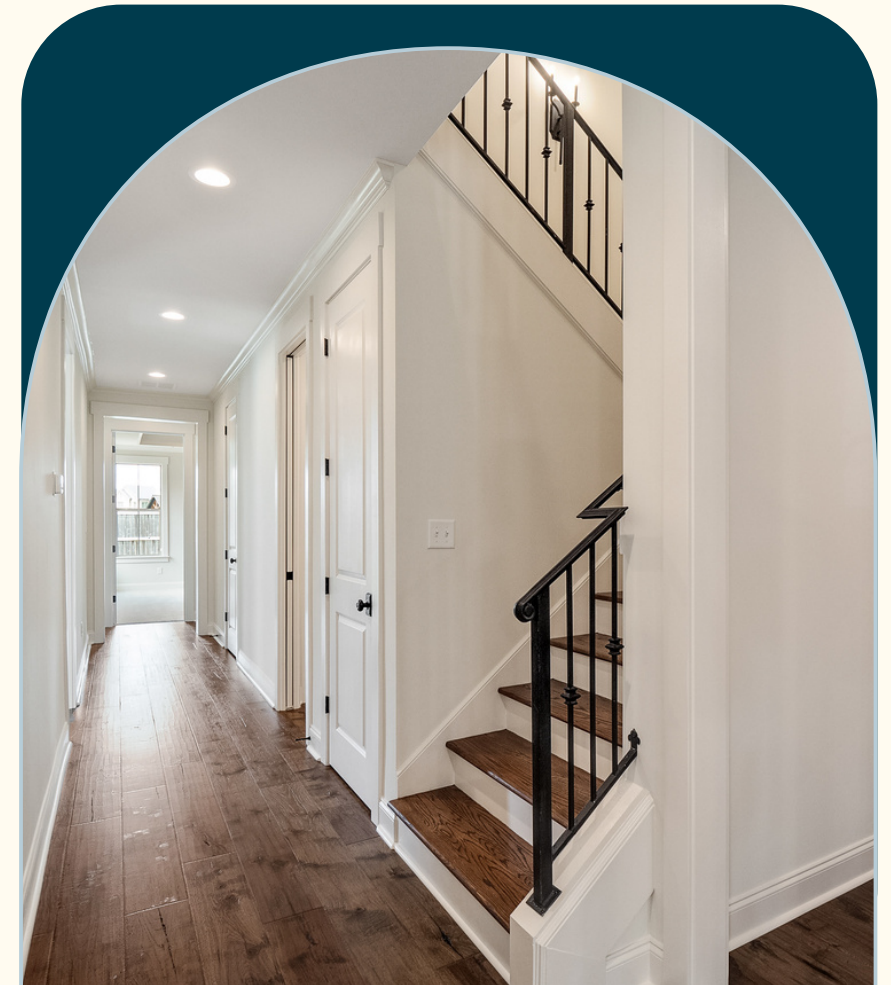


THE COVE



Exclusive Neighborhood Features

- Welcoming brick columned entrance with professional landscaping
- Ponds with fountains
- Sidewalks throughout the community
- Close proximity to Hinton Park and Carriage Crossing
- Access to highly acclaimed Collierville Schools and the New Collierville High School
- Underground electric, telephone, gas, cable, water, sewer service



Interior

- 9' ceilings throughout the upstairs with the Playroom having an A-Vault 10' ceiling
- Brick fireplace in family room with cedar mantel
- Built-in on side of fireplace; includes base cabinet with doors and 3" cedar floating shelves
- 1by nickel gap planking behind Bench & Hooks
- 1x4/1x6 paneling up to bottom of window around Primary tub, as well as walls of Dining Room; from floor to middle of window and also horizontal to the floor
- All vanity sinks would be rectangular
- Optional cabinets with granite top in laundry room
- Niche in foyer wall with window and two short walls on sides of niche, including 1x4/ 1x6 paneling from floor to middle of window
- 4 1/4" crown added to bedroom 2, bath 2, laundry room, caterer's kitchen, and hallways
- Cedar Box beams in family room
- 8' doors on the 1st floor
- Silestone Quartz in Kitchen and Butler's Pantry



Kitchen

- Upgraded backsplash in kitchen
- Upgraded Double Convection ovens with stacked GE microwave
- White farm sink in kitchen
- Upgraded Silestone in Kitchen and Butler's Pantry
- Kitchen faucet to be the Align Spring in Matte Black
- Custom built vent hood in kitchen
- Step up kitchen cabinets and step out with added arched toe kick at cooktop in kitchen
- Optional cabinets in Butler's kitchen with 2 upper cabinets with glass, and 2 under cabinet lights including stepped out center cabinet with arched toe kick
- Kitchen Island 6" deeper



Baths

- Primary shower floor is dropped, so there is no curb
- Free standing tub in primary bath- Upgraded to oval tub with free floating shelves built in on the end of tub wall
- Bevel strip border mirrors in Primary Bath
- Primary Bath: cut holes in mirror of Primary Bath and raise mirror higher than normal
- Frameless shower door with clear glass in Primary Bath
- Primary Bath Tile- Level #4 for bath floor and shower walls
- Primary Bath Shower Floor- Soho 2" hexagon
- Bath #2 Downstairs- Level #3 for bath floor and walls around tub/shower
- Bath #3 Upstairs- Level #2 for bath floor and walls around tub/shower
- Upgraded countertops in Primary Bath and Bath #2- Quartz
- Primary and Bath #2 Faucet to be Moen Gibson 4" Spread in Matte Black
- Arched toe kick at bath #2 vanity
- Primary bath vanity has stepped out center cabinet w/ arched toe kick and raised counter
- Quartz in Primary and Bath #2

Flooring

- Upgraded hardwood that is 7 1/2" wide at Level 2
- Wood on steps to second floor and wood on landing
- Laundry room floor with Level 2 Granite



Electrical

- Upgraded Electrical Wiring Package includes: Freezer circuit in laundry; Cans in upstairs hallway; Wire for fans in bedrooms, with separate switch; Wire for 1 or 2 hanging lights in kitchen rather than 1 can; 2 or 3 under counter lights in kitchen; 2nd flood light on rear of home
- Upgraded lighting and all light bulbs to be LED light bulbs
- Can lighting Family Room, Kitchen/Breakfast room, Playroom, as well as Primary bedroom
- Wiring for 4 scone lights and 3 recessed can lights in Primary Bath, also includes credit for wiring 2 vanity lights
- Wiring for hanging light in Primary bath rather than a can over tub.
- Future Electrical Circuit for Future Room Upstairs
- Wire for 2nd light in laundry room as well as wire for 2nd scone light in stairway
- Bath #2 having wiring for 2 sconces
- Bedroom #2/#3 Ceiling fan with light kit



First Floor: 9' Ceilings unless noted

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5/31/2023



The Cove at Cypress

HOME SITE 204

900 CYPRESS VINE COVE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 3455-3655
SQ. FT. UNDER ROOF 4382-4582

3 BEDROOMS INCLUDED
2 BEDROOMS DOWN
FUTURE 4TH BEDROOM UP
3 FULL BATHROOMS
GAME ROOM UPSTAIRS
CUSTOM BENCH & HOOKS
OVERSIZED DOUBLE GARAGE

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®
- CEDAR BOX BEAMS IN FAMILY ROOM
- UPGRADED ELECTRICAL WIRING PACKAGE
- BUILT-IN ON SIDE OF FIREPLACE WITH FREE FLOATING CEDAR SHELVES
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL
- FREE STANDING TUB IN PRIMARY BATH WITH FREE FLOATING SHELVES ON END
- WHITE FARM KITCHEN SINK WITH APRON FRONT
- CUSTOM BUILT VENT HOOD IN KITCHEN

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7/18/2023



Second Floor

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