MagnoliaHOMES est. 1987

SHEPHERDS CREEK

The La Marca

HOME SITE 61

Shepherd's Creek

HOME SITE 61

630 BUSHWILLOW LANE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 5639-5839

5 BEDROOMS (2 DOWN)
5 FULL BATHROOMS
1 HALF BATHROOM
LARGE REC ROOM UPSTAIRS
SCULLERY OFF KITCHEN
3 CAR GARAGE (OVERSIZED)
OUTDOOR KITCHEN SPACE
OFFICE DOWNSTAIRS
FRIEND'S ENTRY
SIZABLE PRIMARY CLOSET WITH ISLAND BAR DOWNSTAIRS

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 ALL WINDOWS
- 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®
- SIZABLE REAR COVERED OUTDOOR LIVING AREA WITH GRILLING TERRACE
- WOOD BURNING FIREPLACE ON REAR COVERED PORCH
- 9' TALL NANAWALL DOORS FROM FAMILY ROOM TO COVERED PORCH
- CUSTOM BUILT BENCH & HOOKS WITH CUBBIES AND DOORS
- 10' & 12' CEILINGS ON FIRST FLOOR, 9' CEILINGS UPSTAIRS UNLESS NOTED DIFFERENTLY
- 42" FIREPLACE IN FAMILY ROOM IS VENT FREE & INCLUDES LOGS
- BEAUTIFUL CROWN MOLDING & TRIM WORK THROUGHOUT INTERIOR OF HOME
- ADDITIONAL DEDICATED HOLIDAY STORAGE SPACE UPSTAIRS

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First Floor: 10' Ceilings unless noted

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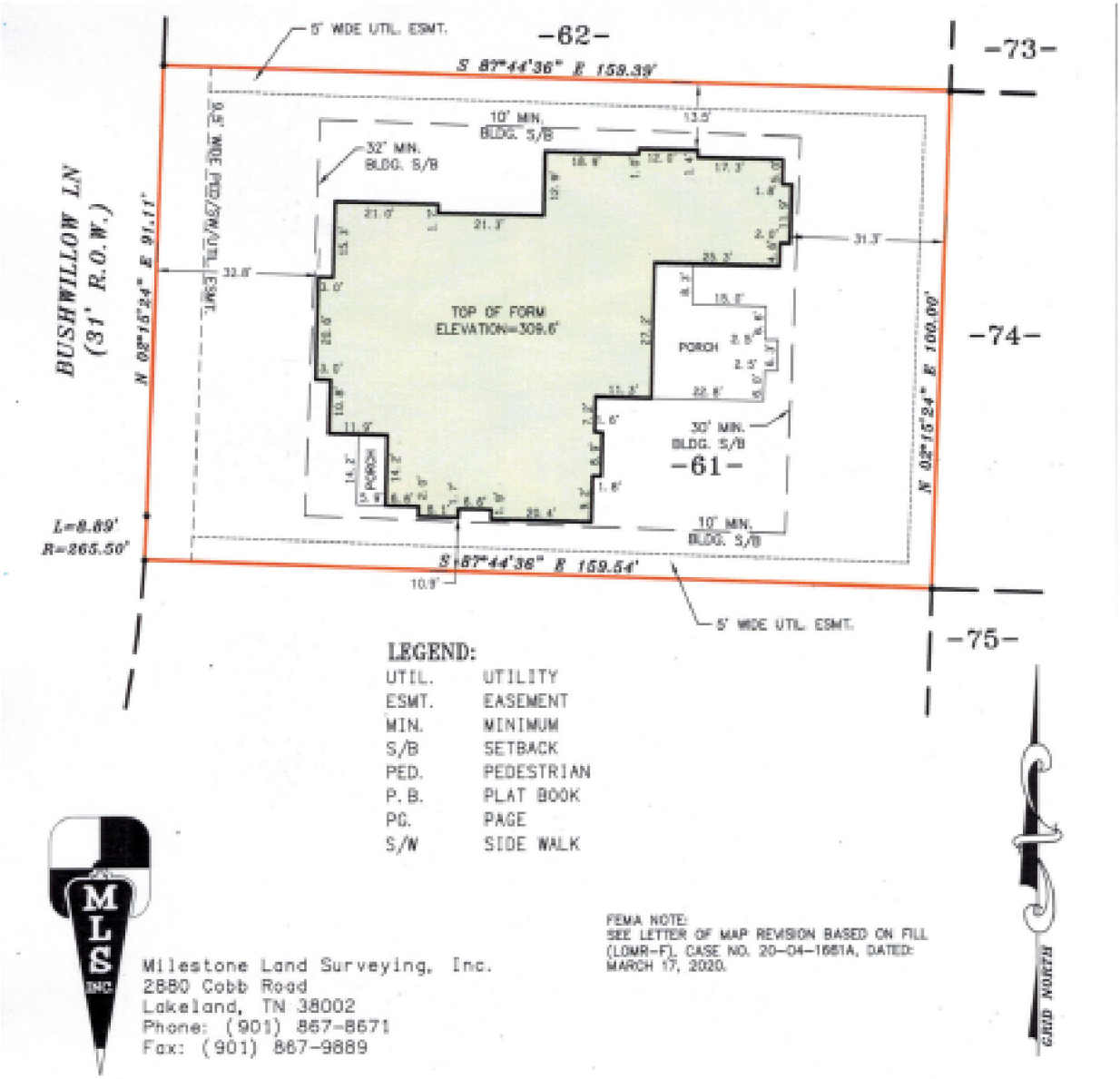
3/23/2022

The La Marca

HOME SITE 61



LEGEND:

UTIL.	UTILITY
ESMT.	EASEMENT
MIN.	MINIMUM
S/B	SETBACK
PED.	PEDESTRIAN
P. B.	PLAT BOOK
PG.	PAGE
S/W	SIDE WALK

FEMA NOTE:
SEE LETTER OF MAP REVISION BASED ON FILL (LOMR-F), CASE NO. 20-04-1661A, DATED: MARCH 17, 2020.

Milestone Land Surveying, Inc.
2880 Cobb Road
Lakeland, TN 38002
Phone: (901) 867-8671
Fax: (901) 867-9889

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 appear to lie within Zone AE of the F.E.M.A. 100-Year Flood Plain per FEMA Flood Insurance Rate Map, Map No. 47157C0480G, Community Panel No. 470263 0480 G, Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.

06-01-2022

Daryl Menard, RLS — Date
President
Tennessee Certificate No. 2185

FORM SURVEY OF
LOT 61
PHASE 3
SHEPHERD'S CREEK P.D.
RECORDED IN
P.B. 284, PG. 36
COLLIERVILLE, SHELBY COUNTY, TENNESSEE

SCALE: 1" = 30' **DATE: JUNE 1, 2022**

30 0 30 60

Scale: 1" = 30'

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