



est. 1987
MagnoliaHOMES

THE COVE AT CYPRESS

The Classic Magnolia

HOME SITE 210



The Cove at Cypress

HOME SITE 210

885 CYPRESS VINE COVE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 3373-3573
SQ. FT. UNDER ROOF 4436-4636

ALL 3 BEDROOMS DOWN
3 FULL BATHROOMS
FUTURE 4TH BEDROOM UP
FUTURE 4TH BATHROOM UP
SPACIOUS GAME ROOM UPSTAIRS
OVERSIZED 3 CAR GARAGE
BUILT-INS ON SIDE OF FIREPLACE
LARGE COVERED REAR PORCH

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
- JELD-WEN® WINDOWS ARE LOW-MAINTENANCE BRICKMOULD 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®
- PRIMARY BATH HAS FREE STANDING TUB & DROP SHOWER FLOOR (NO CURB TO STEP OVER)
- GRANITE IN KITCHEN AND ALL BATHS DOWNSTAIRS
- WHITE APRON FRONT FARM SINK IN KITCHEN WITH CUSTOM BUILT VENT HOOD
- WOOD ON STEPS TO SECOND FLOOR
- UPGRADED LIGHTING THROUGHOUT HOME
- LARGE COVERED REAR PORCH WITH EXTENDED UNCOVERED PATIO
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL & CEDAR BOX BEAMS



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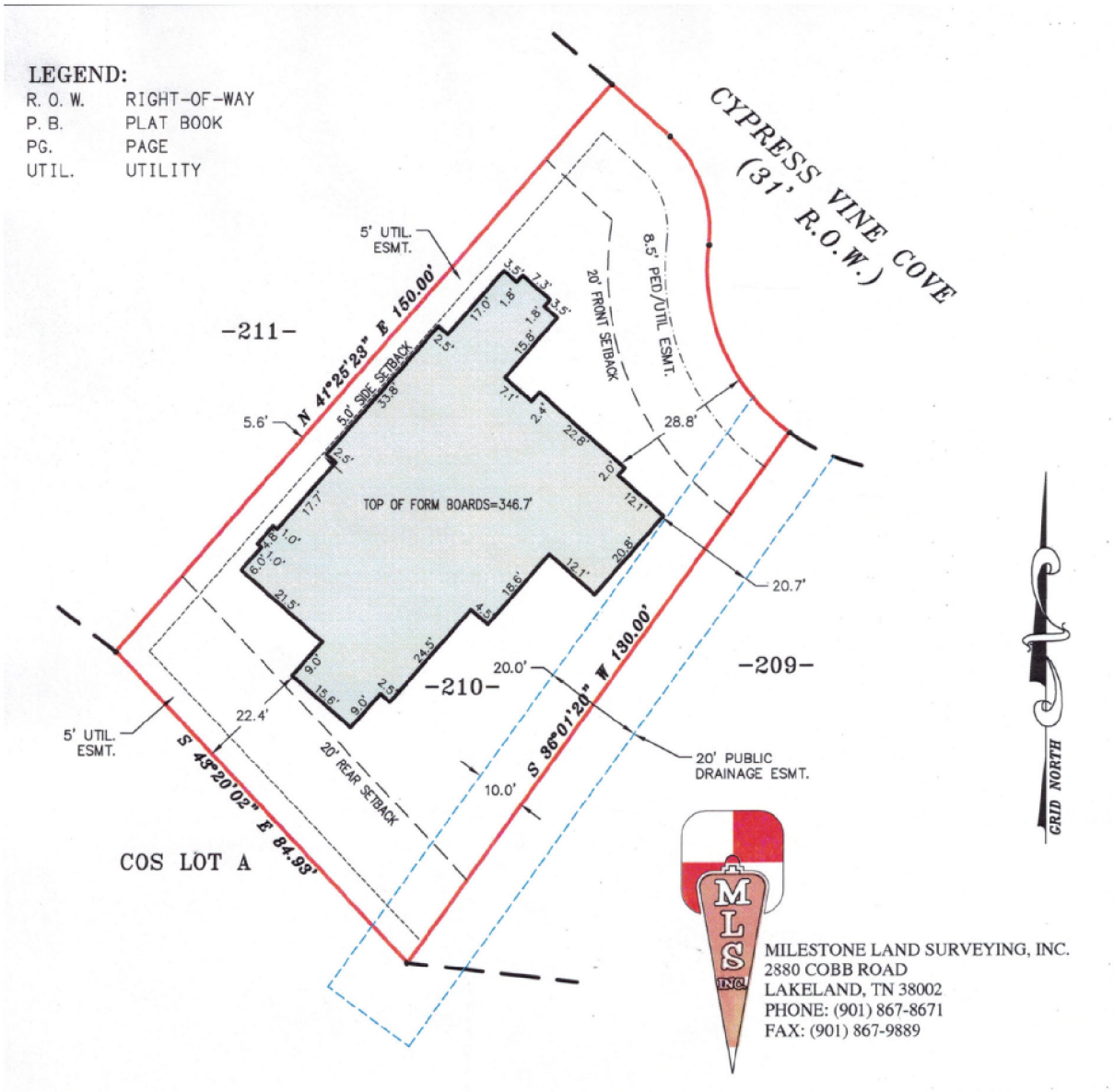


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CERTIFICATION:

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. 470263-0490-G, Effective Date: February 6, 2013.

**FORM SURVEY OF
 LOT 210
 OAK GROVE P.D.
 PHASE 4, SECTION I
 SUBDIVISION
 RECORDED IN
 P.B. 282, PG. 44
 COLLIERVILLE,
 SHELBY COUNTY, TENNESSEE**

MILESTONE LAND SURVEYING, INC.
 By Daryl Menard Date 12-06-2023
 Daryl Menard, RLS
 President
 Tennessee Certificate No. 2135

SCALE: 1" = 30' DATE: DECEMBER 6, 2023

