



MAGNOLIA HOMES

Shepherd's Creek

COLLIERVILLE, TENNESSEE

When searching for the place to call home, discovering the ideal neighborhood in a beautiful town is a buyer's ambition. Collierville is one of those idyllic places, blending history and heritage with modern convenience and comfortable living. An exclusive neighborhood with a distinguished benchmark of excellence in architectural design, Shepherd's Creek off Shea Road is the definitive address for solitude, serenity and convenience.

- From \$1,650,000's & up



Shepherd's Creek

612 Bushwillow Lane
Collierville, TN 38017



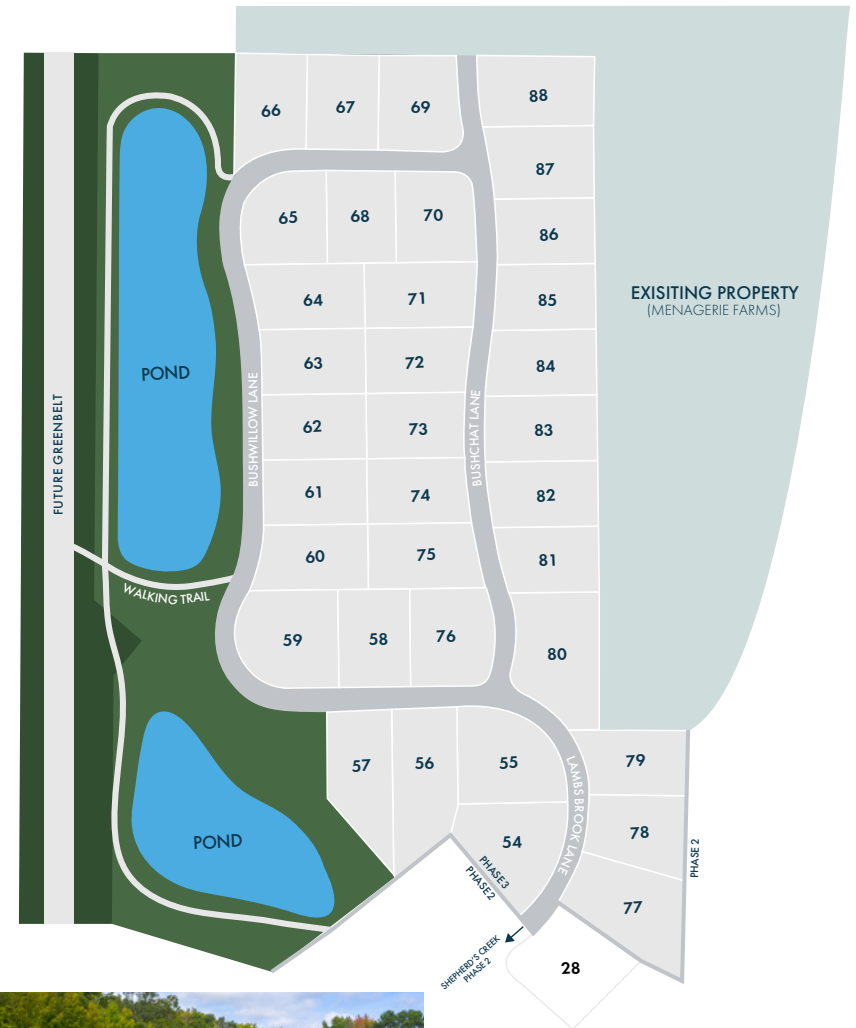
CREWS
DEVELOPMENT

COMMUNITY AMENITIES

- Unique open floor plans with 4-6 bedrooms
- Homes from 4,000 to over 6,500 heated square feet
- Custom elevations and design flexibility
- Common open spaces featuring ponds, fountains in ponds, and walking trails
- Home sites with large backyards and privacy
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Bosch® and Thermador® appliances
- Energy-efficient homes with Amana® systems
- Larger outdoor living areas with fireplace
- Pella® windows - aluminum wood-clad with low E glass and argon gas
- James Hardie® artisan siding
- 5"-wide plank white oak hardwood floors
- Extensive wood work / trim / beams
- 3 and 4 car garages
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual
- Limited Opportunities in Final Phase

CONVEINIENTLY LOCATED

- Off of Shea Road in the heart of Collierville
- Located just miles from award-winning Collierville Schools and fantastic private education
- Zoned for Collierville High School, West Collierville Middle School, and Bailey Station Elementary School
- Easy access to Collierville Town Square, Highway 385, walking trails, Collierville Greenbelt
- Nearby shopping, restaurants, churches, athletic clubs, and medical facilities



Shepherd's Creek



The Cove at Cypress Grove

COLLIERVILLE, TENNESSEE

The Cove at Cypress Grove is a wonderful place to find your dream home with low maintenance homesites with sizable backyards, approximately two miles from Sycamore Elementary and Collierville's brand-new high school. This exclusive Cove exudes charm with its Cottage and Farmhouse style homes that are exclusive to this neighborhood!! Rich in history and well-versed in progress, Collierville is home to both unique shopping, delicious dining destinations, and several community events.

- Low \$699,000's & up



The Cove at Cypress Grove

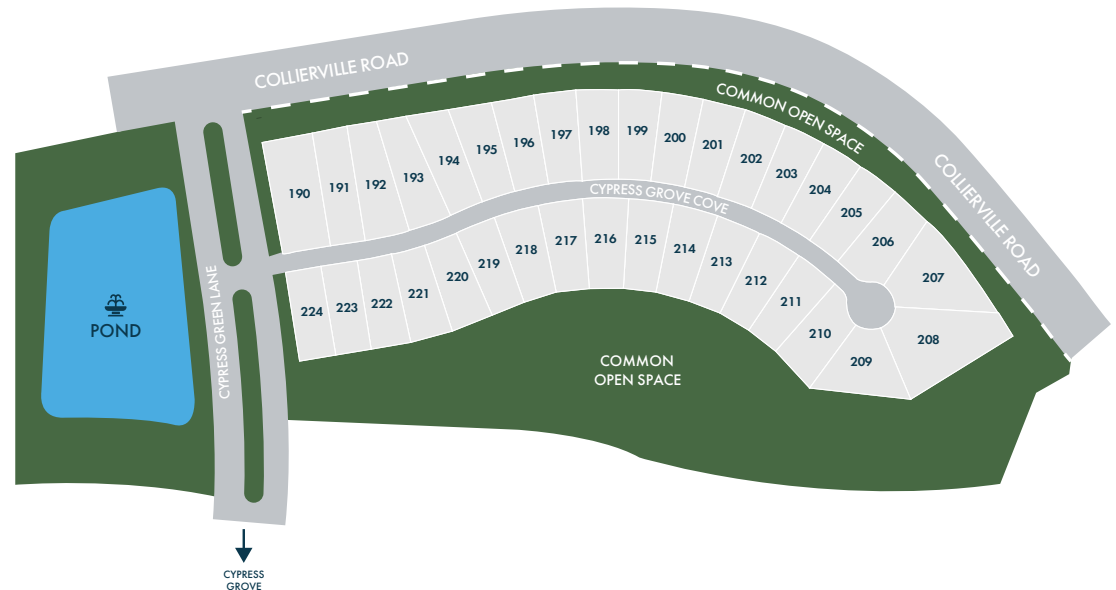
596 Cypress Knoll Drive
Collierville, TN 38017



CREWS
DEVELOPMENT

COMMUNITY AMENITIES

- Brand new cottage and farmhouse style homes
- Boutique neighborhood with 35 home sites all tucked away on an exclusive cove
- Homes from 2,800 to over 3,500 heated square feet with majority of space on one level
- Ponds with fountains
- Common open space
- Newly designed floor plans up to 3 bedrooms downstairs and up to 4 bedrooms total with future space options
- Select home sites backing to common open space and sizeable rear yards
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- GE® and Bosch® appliances
- Therma-Tru® exterior doors
- Energy-efficient homes with Amana® systems
- Pella® windows with low E glass and argon gas
- James Hardie® artisan siding
- City street lights, city sewer, and city water
- 10 year Quality Builders Warranty (QBW®) backed by Liberty Mutual



CONVENIENTLY LOCATED

- Right off Collierville Road in close proximity to Hinton Park
- Minutes from Collierville High School and Sycamore Elementary School
- Zoned for Collierville High School, Collierville Middle School, and Sycamore Elementary School
- Easy access to Collierville Town Square, Highway 385 and Byhalia Road
- Nearby shopping, restaurants, churches, athletic clubs, and medical facilities

The Cove at Cypress Grove



Cypress Grove

COLLIERVILLE, TENNESSEE

Cypress Grove is a wonderful place to have your dream home with beautiful, family-size home sites approximately two miles from Sycamore Elementary and Collierville's brand-new high school. Complementing the lifestyle of its neighboring city, Memphis TN, Collierville offers a relaxing escape with its small-town charm and historic district. A brand new phase is now open with the largest home sites available to date and abundance of common open space!

- Low \$700,00's & up



Cypress Grove

596 Cypress Knoll Drive
Collierville, TN 38017



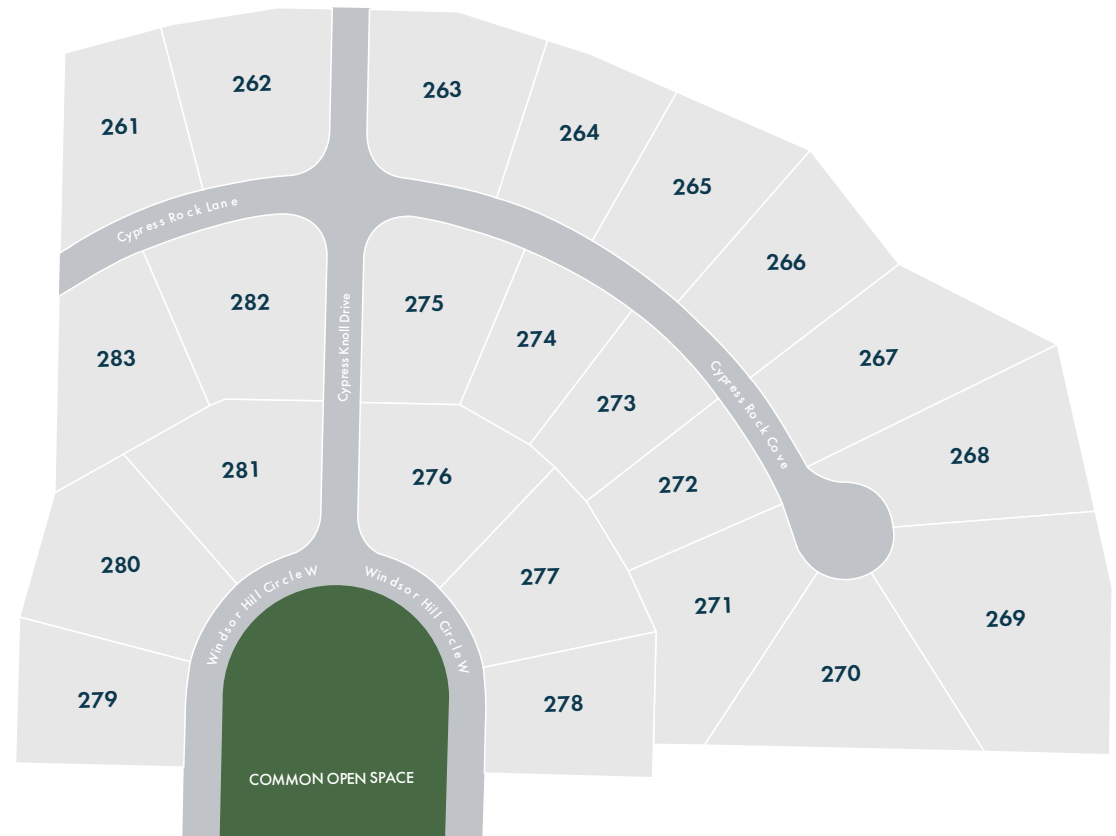
CREWS
DEVELOPMENT

COMMUNITY AMENITIES

- Homes from 2,800 to over 4,500 heated square feet
- Ponds with fountains
- Open floor plans with 2, 3, and 4 downstairs bedrooms
- Corner and cove homes sites
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- GE and Bosch® appliances
- Therma-Tru® exterior doors
- Energy-Efficient homes with Amana® systems
- Pella® windows with low E glass and argon gas
- James Hardie® exterior trim and siding
- Inviting community entrances
- City street lights, city sewer, and city water
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual
- Sizeable home sites up to ½ acre
- Phase IV Now Open

CONVENIENTLY LOCATED

- Right off Collierville Road in close proximity to Hinton Park
- Minutes from Collierville High School and Sycamore Elementary School
- Zoned for Collierville High School, Collierville Middle School, and Sycamore Elementary School
- Easy access to Collierville Town Square, Highway 385 and Byhalia Road
- Nearby shopping, restaurants, churches, athletic clubs, and medical facilities



Cypress Grove



Oak Hill

COLLIERVILLE, TENNESSEE

Magnolia Homes is proud to be the exclusive builder for all of the brand-new homes in the Oak Hill Community in Collierville, TN. Conveniently located off of Shelton and Peterson Lake Roads, Phase II is now open and has limited number of available homesites in Phase II! We also have a gorgeous brand new community pool for residents.

- Mid \$700,00's & up



Oak Hill

1221 Grackle Drive
Collierville, TN 38017



CREWS
DEVELOPMENT

COMMUNITY AMENITIES

- Near Peterson Lake and off Shelton Road
- Homes from 3,000 to 5,500 heated square feet
- Community pool and clubhouse
- Common open space
- Open floor plans with up to 3 downstairs bedrooms, family rooms, and more
- Generously sized 1/3 acre home sites
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- GE and Bosch® appliances
- Therma-Tru® exterior doors
- Energy-efficient homes with Amana® systems
- Pella® windows with low E glass and argon gas
- James Hardie® exterior trim and siding
- City street lights, city sewer, and city water
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual
- New phase now open

CONVENIENTLY LOCATED

- Award-winning Collierville Schools
- Zoned for Collierville High School, West Collierville Middle School, and Tara Oaks Elementary
- Easy access to Collierville Town Square, Highway 385 and Wolf River Boulevard
- Nearby shopping, restaurants, churches, athletic clubs, and medical facilities
- Near Peterson Lake and Shelton Roads in close proximity to Collierville Greenbelt, Johnson and Cox Parks





Villages of Saunders Creek

COLLIERVILLE, TENNESSEE

Located in Rossville, TN, The Villages of Saunders Creek is the pinnacle of quiet life in a private, inviting haven! Adapting the style of homes in the scenic French countryside, these luxury homes are situated on open, and wooded home sites. Beautifully appointed in the unmatched Magnolia Homes style, these cozy homes feature a full range of amenities and details.

- \$600,00's & up



Villages of Saunders Creek

515 Saunders Creek Circle
Rossville, TN 38066



CREWS
DEVELOPMENT

COMMUNITY AMENITIES

- Community Amenities
- Open floor plans with 2, 3, and 4 downstairs bedrooms
- Homes from 2,800 to over 4,500 heated square feet
- Home sites with privacy
- Professionally-designed kitchens with custom-built cabinets
- Inspired® custom closets
- Frigidaire® and Bosch® appliances
- Therma-Tru® exterior doors
- Energy-efficient homes with Amana® systems
- Pella® windows with low E glass and argon gas
- James Hardie® exterior trim and siding
- Walking trails with benches in the neighborhood
- Pond with fountain for fishing and enjoyment
- City street lights, city sewer, and city water
- Quality Builders Warranty (QBW®): 10-year limited warranty backed by Liberty Mutual
- New phase coming soon

CONVENIENTLY LOCATED

- 9 Minutes to the Collierville Town Square
- Directly off of Highway 57 in Rossville
- Hospital, shopping, restaurants, churches, and athletic clubs close by
- Easy and convenient Access to Highway 385 7 minutes away
- Close to Town of Rossville Greenbelt
- Walking distance to Rossville Christian School



Villages of Saunders Creek



Magnolia Homes Design Center

COLLIERVILLE, TENNESSEE

After over 35 years of homeowner feedback combined with years of dedicated planning and construction, Magnolia Homes is excited to announce a redesigned home personalization experience for our homebuyers! Magnolia Homes has always been committed to the highest levels of customer service and attention to detail! The Design Center only elevates the Magnolia experience and truly offers that extra touch for our homebuyers when designing their dream home! Magnolia Homeowners building their new home will have the ability to view and select all of the elements that bring their dream home vision to life. Our Magnolia Homes Design Team is committed to ensuring each new Magnolia Home reflects the personal style of each homeowner.



Design Center

193 Cartwright Farm Lane
Collierville, TN 38017





Perfectly Located

MAGNOLIA HOMES COMMUNITY

1. The Cove at Cypress Grove
596 Cypress Knoll Cove

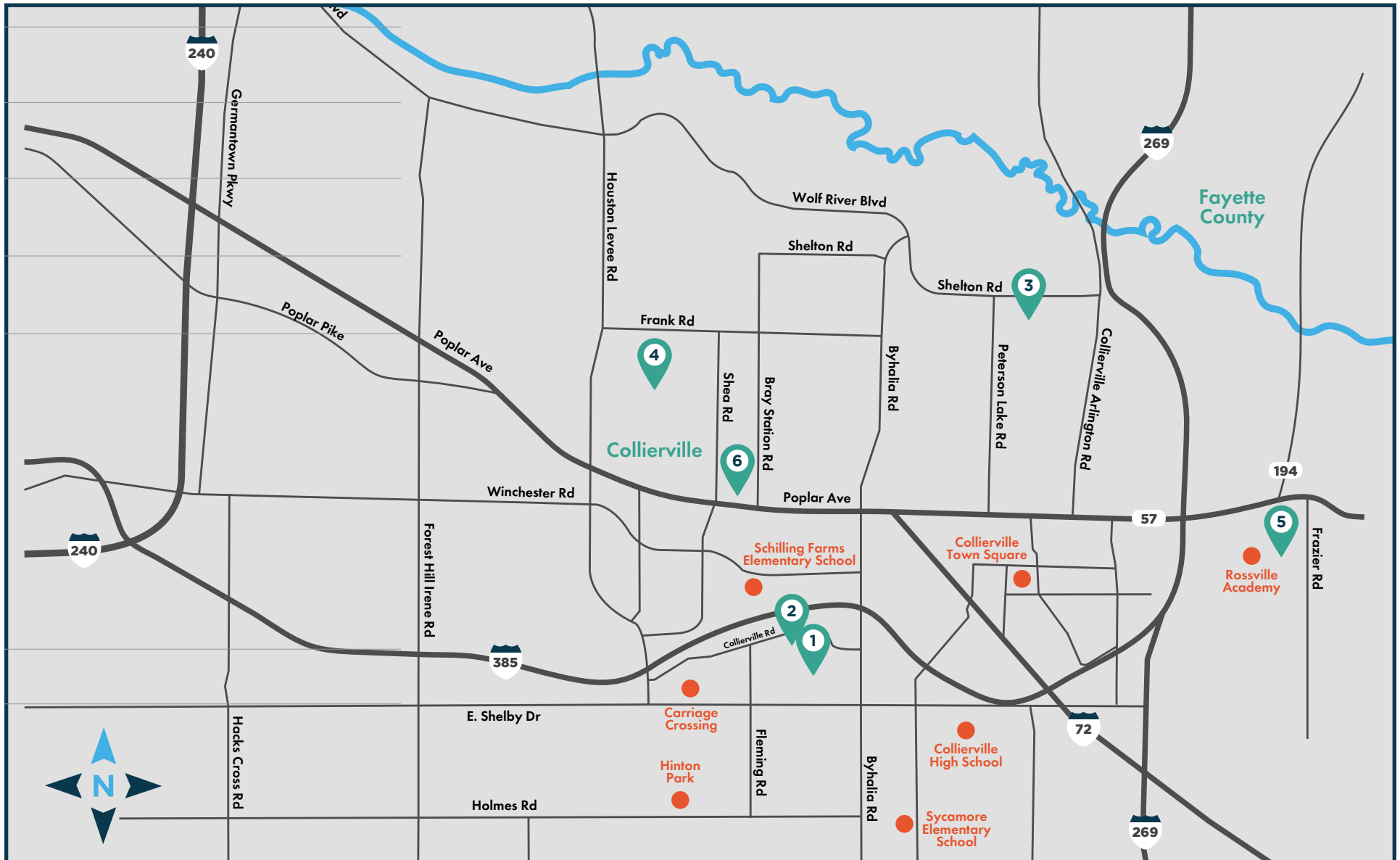
2. Cypress Grove
596 Cypress Knoll Cove

3. Oak Hill
1221 Grackle Drive

4. Shepherd's Creek
612 Bushwillow Lane

5. Villages of Saunders Creek
515 Saunders Creek Circle

6. MH Design Center
193 Cartwright Farm Lane

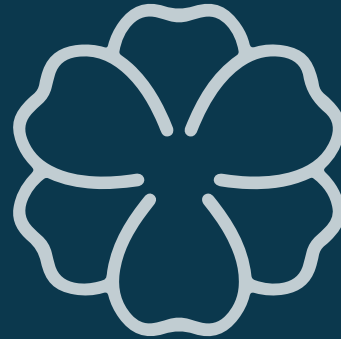


Magnolia Homes Building Process

COLLIERVILLE, TENNESSEE

1. Select desired community, home site, and floor plan along with any customizations, structural or luxury finish options!
2. Sign agreement and present deposit and pre-approval letter from lender or proof of funds.
3. The New Home Design Specialist will reach out to schedule appointments at the
4. Magnolia Homes Design Center!
5. Review the Welcome to the Magnolia Homes Design Center information and prepare Exterior Home Selections Worksheet.
6. During this time, the Magnolia team is working behind the scenes preparing for the new home build including sending the plans to the Town for permitting!
7. Pre-Construction meeting scheduled within 45 days to review final plans and home details prior to the foundation being poured!
8. Following the home framing completion, an electrical walkthrough will be scheduled!
9. Construction on the home will continue and final Design Selections decisions will be completed at the Magnolia Homes Design Center!
10. BuilderTrend® system reflects Change Order details, payments, and progress updates on the building process throughout!
11. A New Home Orientation will be scheduled prior to closing to introduce the homebuyer to their new home in detail!
12. Closing on your new Magnolia Home takes place!
13. Learn more about the [Magnolia Difference](#).





Y O U R M A G N O L I A H O M E . C O M
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