



est. 1987
MagnoliaHOMES

OAK HILL

The Rancier

HOME SITE 39



Oak Hill

HOME SITE 39

203 KEISIE LANE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 4201-4401
SQ. FT. UNDER ROOF 5309-5509

5 BEDROOMS
2 BEDROOMS DOWN
4 FULL BATHROOMS
HALF BATH DOWNSTAIRS
REC ROOM UPSTAIRS
LARGE COVERED REAR OUTDOOR LIVING
SPACE WITH FIREPLACE
3 CAR GARAGE INCLUDING SINGLE BAY
WALK IN PANTRY SPACE
FRIEND'S ENTRY

Included:

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN.
- 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.
- LARGE COVERED BACK OUTDOOR LIVING AREA WITH VENTLESS OUTDOOR FIREPLACE
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL
- 1/2" FLASH COAT FOAM ON EXTERIOR WALLS OF HEATED AREAS FOR ENERGY EFFICIENCY
- SHOWER FLOOR IN PRIMARY BATH DROPPED SO THERE IS NO CURB TO STEP OVER
- DOUBLE CONVECTION OVENS WITH STACKED MICROWAVE IN KITCHEN
- ADDITIONAL BASE CABINETS ADDED IN LAUNDRY ROOM TO INCLUDE SINK
- 10' CEILINGS ALL DOWNSTAIRS UNLESS NOTED DIFFERENTLY
- TRIM WORK THROUGHOUT HOME, INCLUDING ENTRY, DINING ROOM, & AROUND PRIMARY TUB
- STAINED CEDAR BOX BEAMS IN FAMILY ROOM



est. 1987
MagnoliaHOMES

OAK HILL

The Roncier

HOME SITE 39



First Floor: 10' Ceilings unless noted

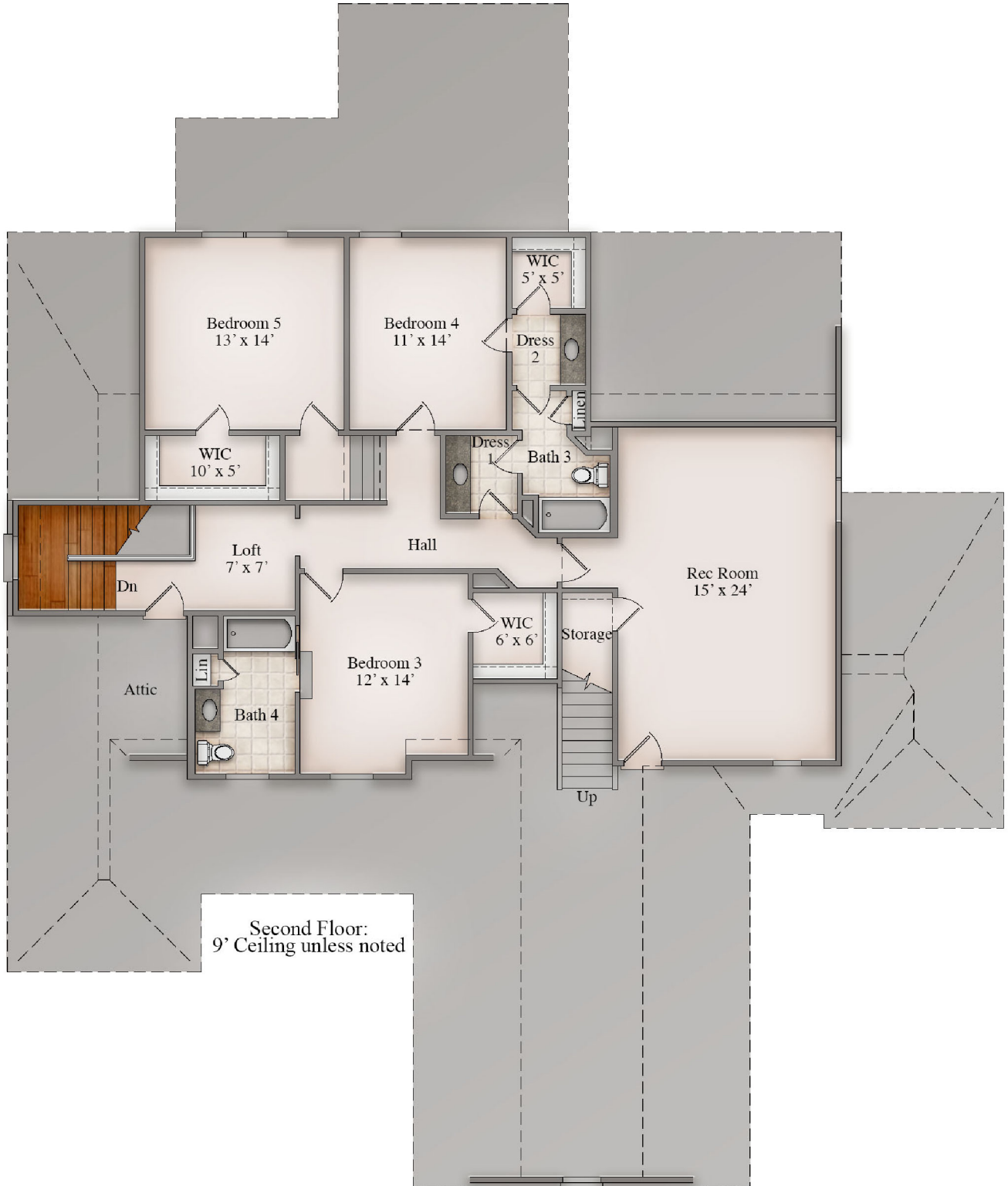


est. 1987
MagnoliaHOMES

OAK HILL

The Rancier

HOME SITE 39



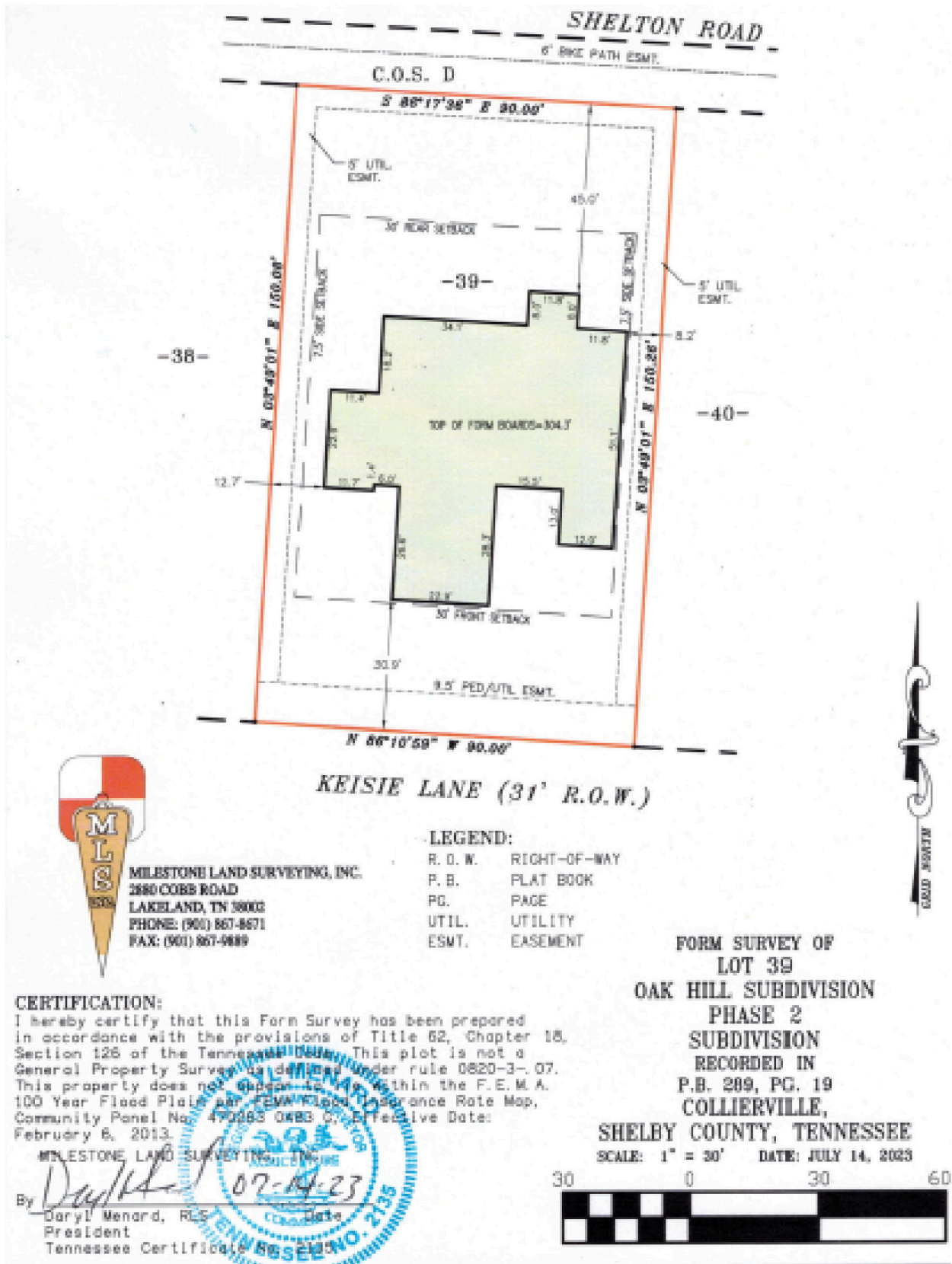


est. 1987
MagnoliaHOMES

OAK HILL

The Rancier

HOME SITE 39



MILESTONE LAND SURVEYING, INC.
2880 COBB ROAD
LAKE LAND, TN 38003
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

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. 470283 0483 C. Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING
By: *Daryl Menard* 07-14-23
Daryl Menard, RLS
President
Tennessee Certificate No. 2135

FORM SURVEY OF
LOT 39
OAK HILL SUBDIVISION
PHASE 2
SUBDIVISION
RECORDED IN
P.B. 209, PG. 19
COLLIERVILLE,
SHELBY COUNTY, TENNESSEE

SCALE: 1" = 30' DATE: JULY 14, 2023

