



est. 1987  
**MagnoliaHOMES**

CYPRESS GROVE

# The Blossom LV

HOME SITE 265



*Cypress Grove*

HOME SITE 265

838 CYPRESS ROCK COVE  
COLLIERVILLE, TN 38017

HEATED SQ. FT. 3961-4161  
SQ. FT. UNDER ROOF 4958-5158

5 BEDROOMS  
3 BEDROOMS DOWN  
4 FULL BATHROOMS  
HALF BATH DOWN  
GAME ROOM UPSTAIRS  
LARGE COVERED REAR PORCH  
SIZABLE 3 CAR GARAGE  
OFFICE/PRAYER ROOM DOWN  
FRIEND'S ENTRY ON SIDE OF HOME

### *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®
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL
- BUILT-IN ON SIDE OF FIREPLACE WITH BASE CABINETS & CEDAR SHELVES
- CUSTOM BUILT VENT HOOD IN KITCHEN
- DOUBLE CONVECTION OVENS IN KITCHEN WITH STACKED MICROWAVE
- APRON FRONT WHITE FARM SINK IN KITCHEN
- FREE STANDING TUB IN PRIMARY BATH
- GORGEOUS TRIM WORK THROUGHOUT HOME
- CROWN MOLDING THROUGHOUT THE DOWNSTAIRS
- CEDAR BOX BEAMS IN FAMILY ROOM





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# The Blossom IV

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First Floor: 9' Ceilings unless noted



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# The Blossom lV

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Second Floor: 8' Ceilings unless noted