



est. 1987
MagnoliaHOMES

CYPRESS GROVE

The Iberville

HOME SITE 281



Cypress Grove

HOME SITE 281

689 CYPRESS KNOLL DRIVE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 4038-4238
SQ. FT. UNDER ROOF 5096-5296

5 BEDROOMS
2 BEDROOMS DOWN
4 FULL BATHROOMS
HALF BATH DOWN
JACK-N-JILL BATH UPSTAIRS
GAME ROOM UPSTAIRS
LARGE COVERED REAR PORCH
3 CAR GARAGE
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®
- CEDAR BOX BEAMS IN FAMILY ROOM
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL
- FREE STANDING TUB IN PRIMARY BATHROOM SURROUNDED BY 3 WALLS OF SHADOWBOXES
- BUILT-IN CABINETS IN FAMILY ROOM WITH CEDAR FLOATING SHELVES ABOVE
- DOUBLE CONVECTION OVENS WITH STACKED MICROWAVE & TRIM KIT
- CUSTOM BUILT VENT HOOD IN KITCHEN
- WALK-IN PANTRY SPACE ADDED ACROSS FROM KITCHEN
- SIZABLE REC ROOM UPSTAIRS WITH STORAGE CLOSET



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First Floor: 9' Ceilings unless noted



Second Floor: 8' Ceilings unless noted