



est. 1987  
**MagnoliaHOMES**

OAK HILL

# The Woodbridge

HOME SITE 45



*Oak Hill*

HOME SITE 45

248 KEISIE LANE  
COLLIERVILLE, TN 38017

HEATED SQ. FT. 4418-4618  
SQ. FT. UNDER ROOF 5522-5722

5 BEDROOMS  
2 BEDROOMS DOWN  
4 FULL BATHROOMS  
HALF BATH DOWNSTAIRS  
GAME ROOM UPSTAIRS  
LARGE OFFICE  
3 CAR GARAGE WITH STORAGE AREA  
10' CEILINGS DOWNSTAIRS & 9' CEILINGS  
UPSTAIRS UNLESS NOTED DIFFERENTLY

### *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.
- 1/2" FLASH COAT FOAM ON EXTERIOR WALLS OF HEATED AREAS FOR ENERGY EFFICIENCY
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL
- STAINED CEDAR BOX BEAMS IN FAMILY ROOM
- SHOWER FLOOR IN PRIMARY BATH DROPPED SO THERE IS NO CURB TO STEP OVER
- DOUBLE CONVECTION OVENS WITH STACKED MICROWAVE IN KITCHEN
- JELD-WEN® SLIDING DOOR FROM FAMILY ROOM TO OUTDOOR LIVING SPACE
- COVERED OUTDOOR LIVING TO INCLUDE VENTLESS OUTDOOR FIREPLACE
- LAUNDRY ROOM TO HAVE BASE CABINETS AND SINK
- TRIM WORK ADDED THROUGHOUT HOME

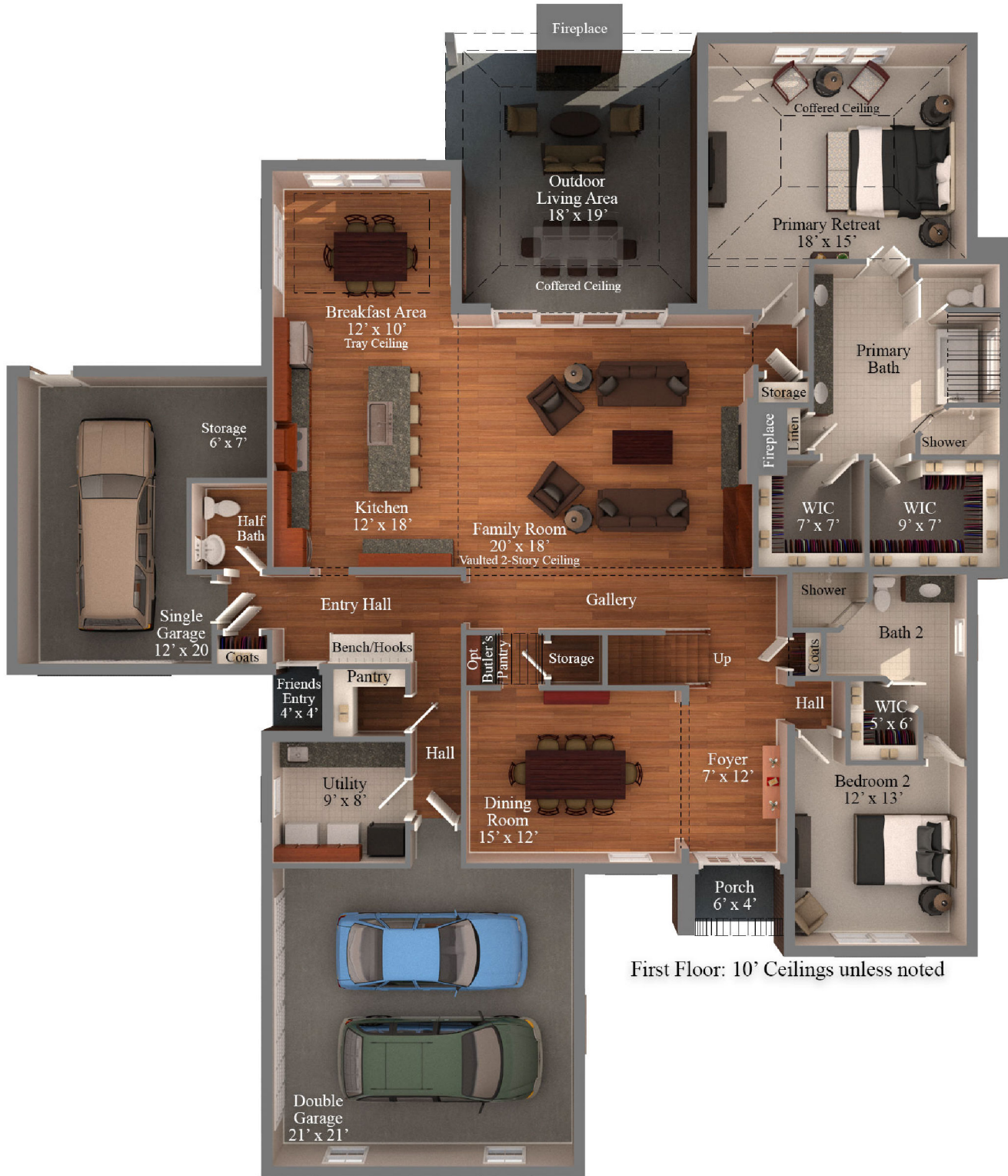


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First Floor: 10' Ceilings unless noted



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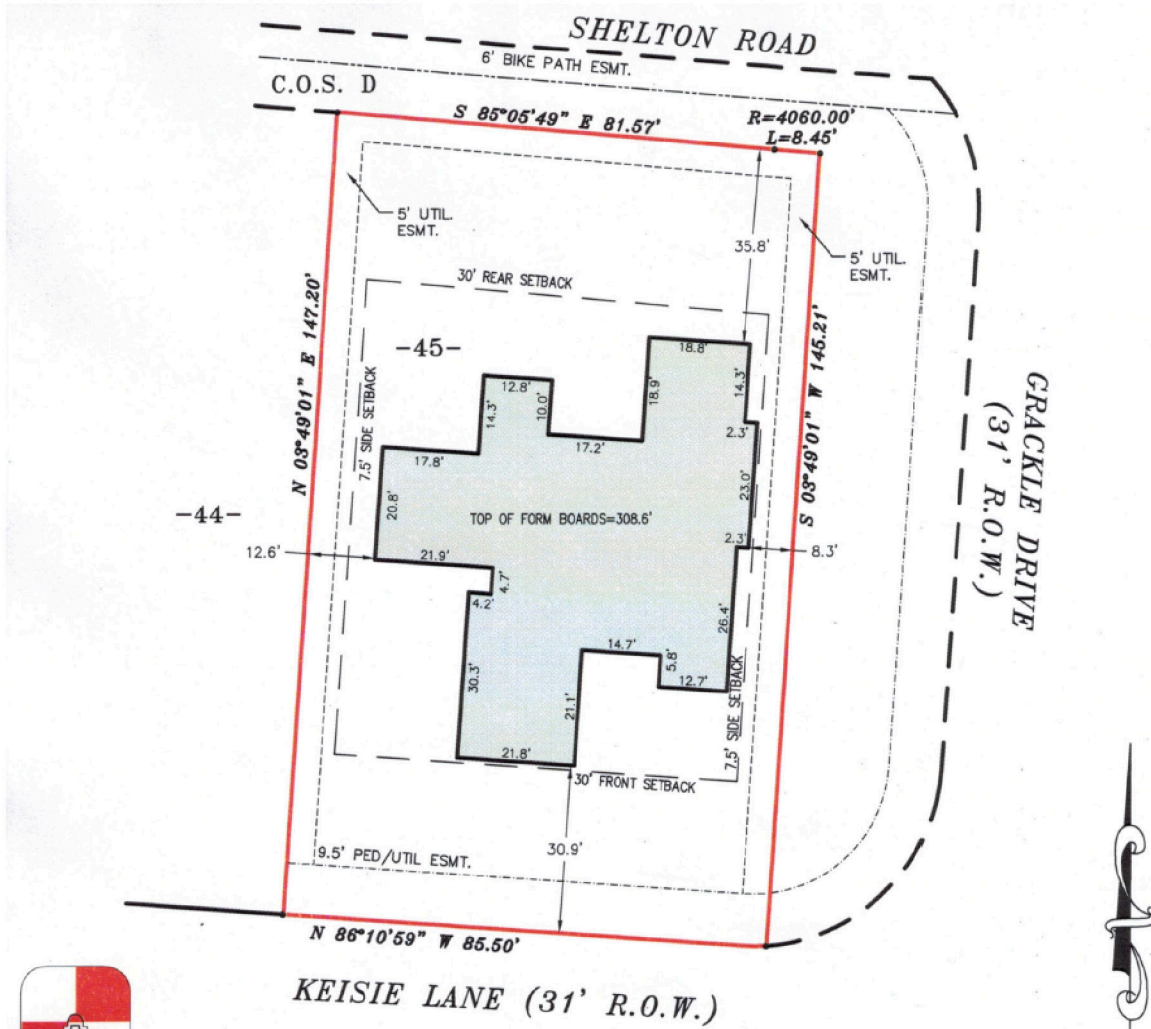


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HOME SITE 45



**MILESTONE LAND SURVEYING, INC.**  
2880 COBB ROAD  
LAKELAND, TN 38002  
PHONE: (901) 867-8671  
FAX: (901) 867-9889

**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. 470263 0483 G, Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.

By Daryl Menard RLS Date 11-13-2023  
President  
Tennessee Certificate No. 2136

FORM SURVEY OF  
LOT 45  
OAK HILL SUBDIVISION  
PHASE 2  
SUBDIVISION  
RECORDED IN  
P.B. 289, PG. 19  
COLLIERVILLE,  
SHELBY COUNTY, TENNESSEE

SCALE: 1" = 30' DATE: NOVEMBER 13, 2023

