



est. 1987  
**MagnoliaHOMES**  
 VILLAGES OF SAUNDERS CREEK

# The Magnolia Cottage

HOME SITE 22



*Villages of Saunders*

HOME SITE 22

45 MAGNOLIA RIDGE DRIVE,  
 ROSSVILLE, TENNESSEE 38066

HEATED SQ. FT. 3413-3613  
 SQ. FT. UNDER ROOF 4488-4688

3 BEDROOMS INCLUDED  
 ALL BEDROOMS DOWN  
 3 BATHROOMS DOWN  
 FUTURE 4TH BEDROOM UP  
 FUTURE 4TH BATHROOM UP  
 GAME ROOM UPSTAIRS  
 OVERSIZED GARAGE & LARGE STORAGE  
 AREA  
 COVERED OUTDOOR LIVING WITH VENT-  
 LESS OUTDOOR FIREPLACE  
 10' CEILINGS DOWN & 9' CEILINGS UP  
 UNLESS NOTED DIFFERENTLY ON PLAN

### *Options added:*

- HARDIE® "NO ROT" MATERIAL USED FOR ALL EXTERIOR TRIM (CORNICHE) RATHER THAN WOOD
- TYVEK® HOUSE WRAP WITH 10 YR. LIMITED WARRANTY
- JELD-WEN® WINDOWS ARE LOW-MAINTENANCE BRICKMOULD VINYL FRAMED WINDOWS. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. GBG WINDOWS ON ALL WINDOWS ON HOME, INCLUDING SIDES AND REAR OF HOME.
- OUTDOOR LIVING AREA WITH OUTDOOR VENT FREE FIREPLACE
- BUILT-IN ON SIDE OF FIREPLACE IN FAMILY ROOM
- DOUBLE CONVECTION OVENS IN KITCHEN
- CEDAR BOX BEAMS ON FAMILY ROOM CEILING
- WHITE APRON FRONT FARM SINK IN KITCHEN
- CUSTOM BUILT VENT HOOD IN KITCHEN
- SUNKEN SHOWER IN PRIMARY BATH - NO CURB TO STEP OVER
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTLE
- 10 YEAR LIMITED WARRANTY PROVIDED BY Q. B. W.





First Floor: 10' Ceilings unless noted

