



est. 1987  
**Magnolia**HOMES  
 VILLAGES OF SAUNDERS CREEK

# The Reginald Manor

HOME SITE 23



*Villages of Saunders*

HOME SITE 23

55 MAGNOLIA RIDGE DRIVE,  
 ROSSVILLE, TENNESSEE 38066

HEATED SQ. FT. 3741-2941  
 SQ. FT. UNDER ROOF 4965-5165

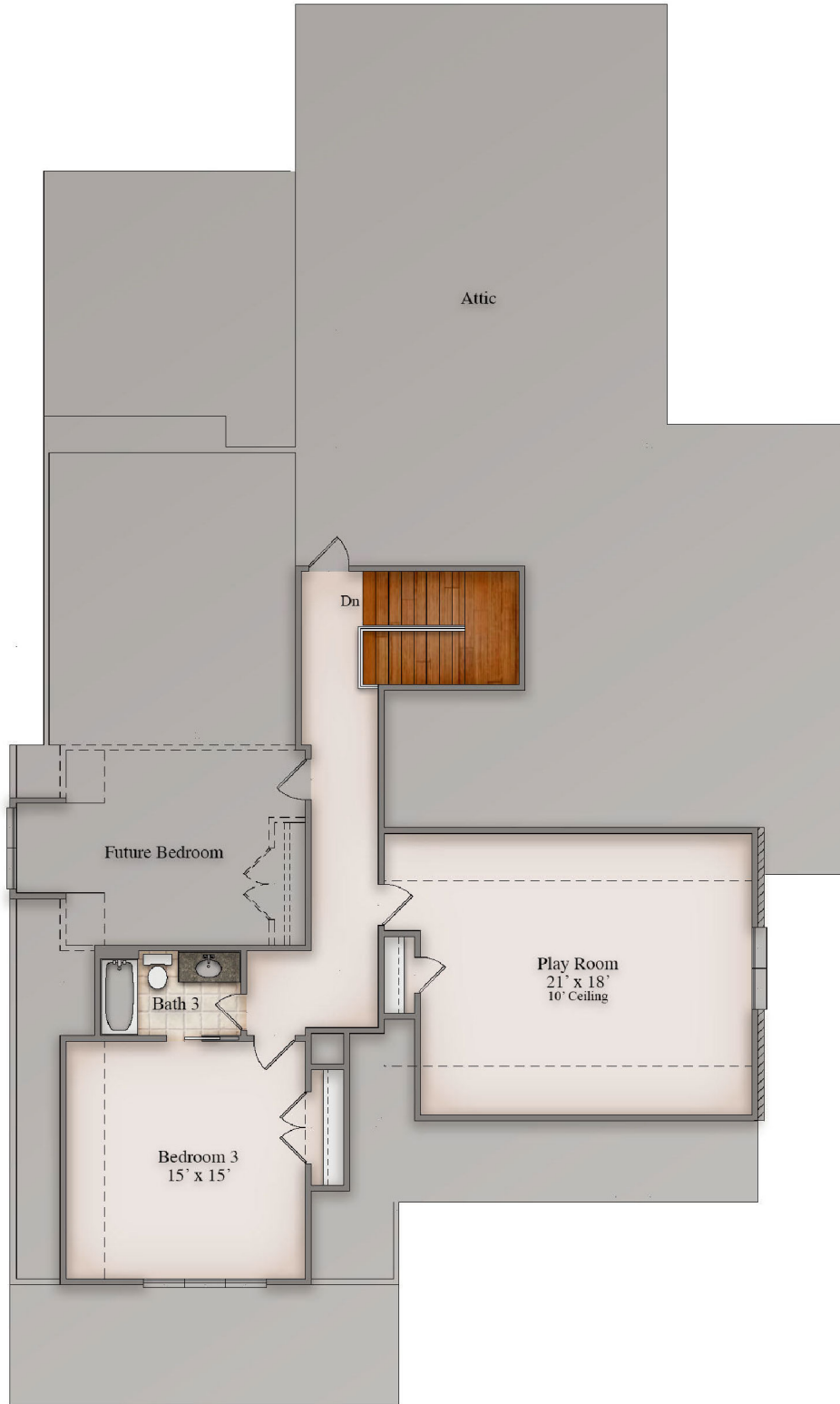
3 BEDROOMS INCLUDED  
 2 BEDROOMS DOWN  
 3 FULL BATHROOMS  
 HALF BATH DOWN  
 PLAY ROOM UPSTAIRS  
 HOME OFFICE DOWNSTAIRS  
 FUTURE BEDROOM UPSTAIRS  
 OVERSIZED DOUBLE GARAGE WITH  
 LARGE STORAGE AREA  
 COVERED OUTDOOR LIVING WITH

### *Options added:*

- HARDIE® “NO ROT” MATERIAL USED FOR ALL EXTERIOR TRIM (CORNICE) 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.
- 10 YEAR LIMITED WARRANTY PROVIDED BY Q. B. W.
- OUTDOOR LIVING AREA WITH OUTDOOR VENT FREE FIREPLACE
- CEDAR BOX BEAMS ON FAMILY ROOM CEILING
- BUILT-IN ON SIDE OF FIREPLACE UNDERNEATH WINDOWS IN FAMILY ROOM
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTLE
- WHITE APRON FRONT FARM SINK IN KITCHEN
- CUSTOM BUILT VENT HOOD IN KITCHEN
- SUNKEN SHOWER IN PRIMARY BATH
- DOWNSTAIRS CEILINGS 10' & UPSTAIRS CEILINGS 9' UNLESS NOTED DIFFERENTLY



First Floor: 10' Ceilings unless noted



Second Floor: 9' Ceilings unless noted