



est. 1987
MagnoliaHOMES

OAK HILL

The L'Ecole

HOME SITE 63



Oak Hill

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278 BECKHAM DRIVE,
COLLIERVILLE, TN 38017

HEATED SQ. FT. 4726-4926
SQ. FT. UNDER ROOF 5957-6157

5 BEDROOMS
2 BEDROOMS DOWN
5 FULL BATHROOMS
HALF BATH DOWNSTAIRS
3 CAR GARAGE WITH STORAGE AREA
SCULLERY OFF KITCHEN
COVERED OUTDOOR LIVING AREA WITH
VENTLESS FIREPLACE
10' CEILINGS DOWN & 9' CEILINGS UP
UNLESS NOTED OTHERWISE

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.
- FLASH COAT FOAM ON EXTERIOR WALLS OF HEATED AREAS FOR ENERGY EFFICIENCY
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL, EXPANDED TO 42" RATHER THAN 36"
- FREE STANDING TUB IN PRIMARY BATHROOM TO BE OVAL SIGNATURE HARDWARE TUB
- FAMILY ROOM TO HAVE BUILT-INS ON SIDE OF FIREPLACE WITH FREE-FLOATING SHELVES ABOVE
- SLIDING DOORS FROM FAMILY ROOM TO OUTDOOR LIVING AREA
- SCULLERY ADDED OFF KITCHEN WITH CABINETS & ADDITIONAL SINK
- REC ROOM UPSTAIRS WITH ADDITIONAL STORAGE CLOSET
- CEDAR BOX BEAMS IN FAMILY ROOM; 2 FULL BEAMS & 2 HALF BEAMS



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