



est. 1987
MagnoliaHOMES

SHEPHERDS CREEK

The Chalet

HOME SITE 55



Shepherd's Creek

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595 LAMBS BROOK LANE,
COLLIERVILLE, TN 38017

HEATED SQ. FT. 5574-5774

5 BEDROOMS (2 DOWN)
5 FULL BATHROOMS
HALF BATHROOM DOWN
LARGE REC ROOM UPSTAIRS WITH
MEDIA ROOM OR WORKOUT ROOM
SCULLERY OFF KITCHEN
4 CAR GARAGE (OVERSIZED)
LARGE OFFICE DOWNSTAIRS
BAR DOWNSTAIRS
BUTLER'S PANTRY/BAR OFF KITCHEN
COVERED OUTDOOR LIVING & GRILL-
ING TERRACE

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 EXTRUDED ALUMINUM-CLAD FRAMED WINDOWS = NO MORE PAINTING! LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. SDL WINDOWS ON ALL WINDOWS OF HOME.
- 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®
- REAR COVERED OUTDOOR LIVING AREA WITH GRILLING TERRACE AND WOOD-BURNING FIREPLACE
- SIZABLE SCULLERY SPACE WITH SINK AND SPACE FOR ADDITIONAL APPLIANCES
- HOME OFFICE SPACE DOWNSTAIRS WITH WINDOW OVERLOOKING BACKYARD
- 4 CAR GARAGE WITH ADDITIONAL STORAGE SPACE
- BUILT-INS ON SIDE OF FIREPLACE IN FAMILY ROOM; LIMESTONE MANTLE ON FIREPLACE
- SHOWER IN LIEU OF TUB IN BATHROOM 2 DOWN AND BATHROOM 3 UP
- ADDITIONAL STORAGE IN REC ROOM
- OPTIONAL DESK SPACE IN BEDROOM 5 UPSTAIRS FOR HOMEWORK



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First Floor: 10' Ceilings unless noted



Second Floor: 9' Ceilings unless noted