



est. 1987  
**MagnoliaHOMES**

SHEPHERDS CREEK

# The Benoit

HOME SITE 68



*Shepherd's Creek*

HOME SITE 68

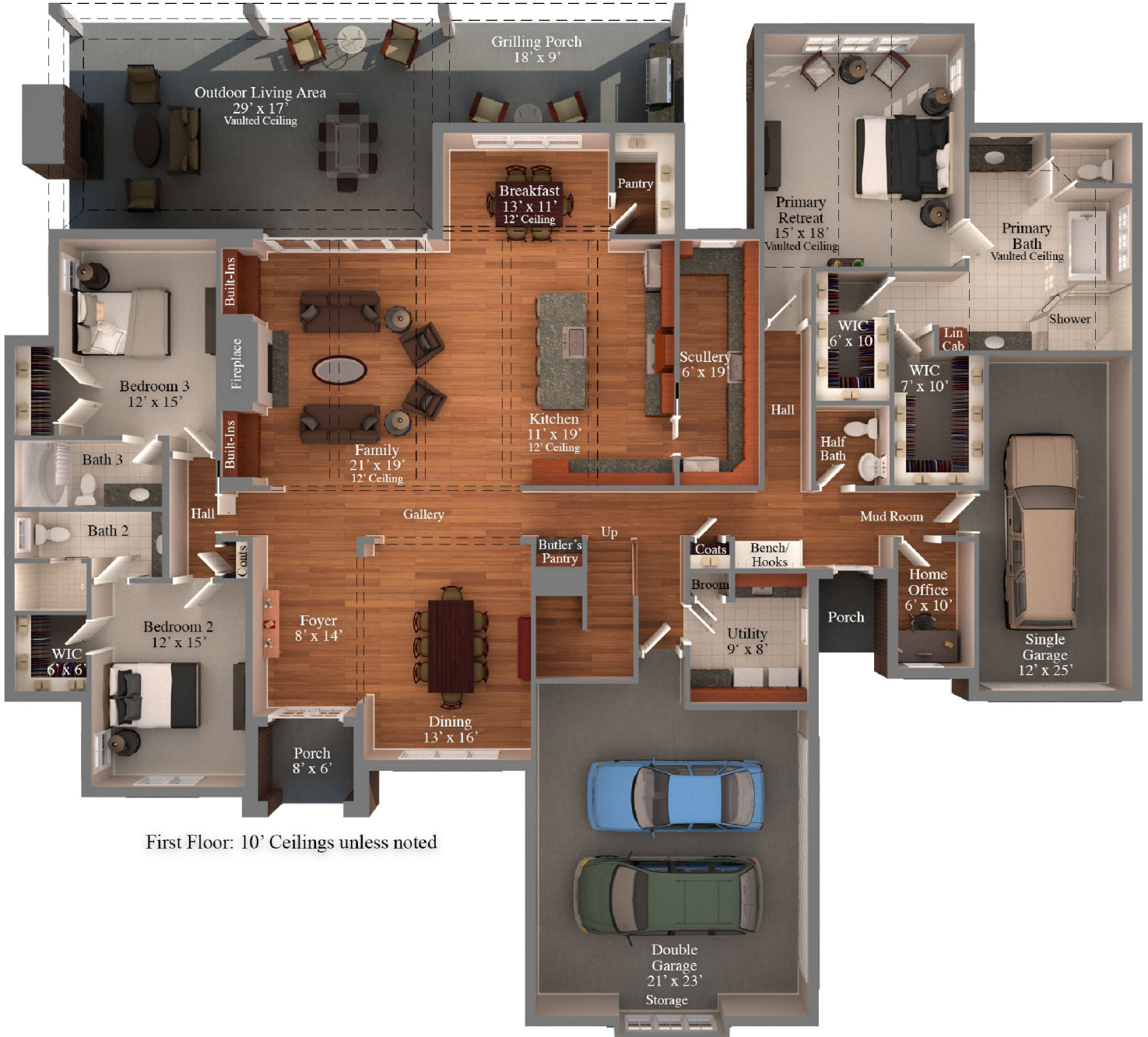
668 BUSHWILLOW LANE  
COLLIERVILLE, TN 38017

HEATED SQ. FT. 5482-5682

5-6 BEDROOMS (3 DOWN - ONE CAN BE AN OFFICE)  
6 FULL BATHROOMS  
1 HALF BATHROOM DOWN  
3 CAR GARAGE, INCLUDING EXTRA DEEP SINGLE BAY  
LARGE PLAYROOM AND SEPARATE MEDIA ROOM UPSTAIRS  
LARGE SCULLERY & BUTLER'S PANTRY  
HOME OFFICE ON FIRST FLOOR  
COVERED OUTDOOR LIVING WITH OUTDOOR FIREPLACE & KITCHEN AREA

*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®
- SIZABLE REAR COVERED OUTDOOR LIVING AREA AND PATIO WITH OUTDOOR WOOD BURNING FIREPLACE WITH GAS STARTER
- BEAUTIFUL TRIM WORK THROUGHOUT INTERIOR OF HOME
- NANA WALLS FROM FAMILY ROOM TO OUTDOOR LIVING AREA
- 10' & 12' CEILINGS ON FIRST FLOOR, 9' CEILINGS UPSTAIRS UNLESS NOTED DIFFERENTLY
- OUTDOOR FIREPLACE & OUTDOOR KITCHEN
- FRONT PORCH, FRONT WALK, REAR PORCH, REAR PATIO, AND FRIENDS ENTRY TO HAVE PATTERNED STONE WALKWAYS
- BLACK IRON DOORS FOR FRONT DOOR AND FRIEND'S ENTRY
- CUSTOM HAND HEWED CEDAR BEAMS IN FAMILY ROOM AND KITCHEN



First Floor: 10' Ceilings unless noted

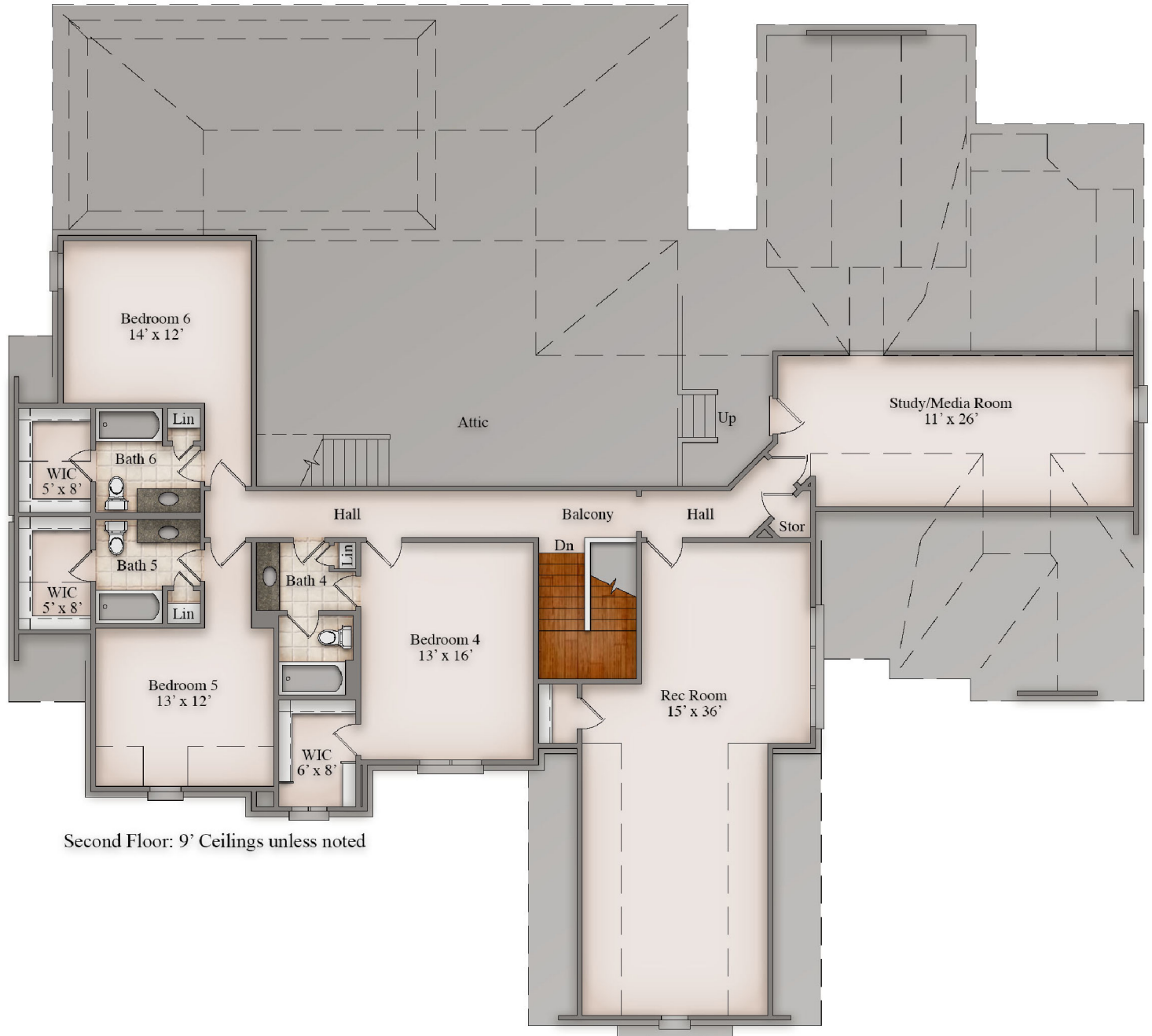


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Second Floor: 9' Ceilings unless noted



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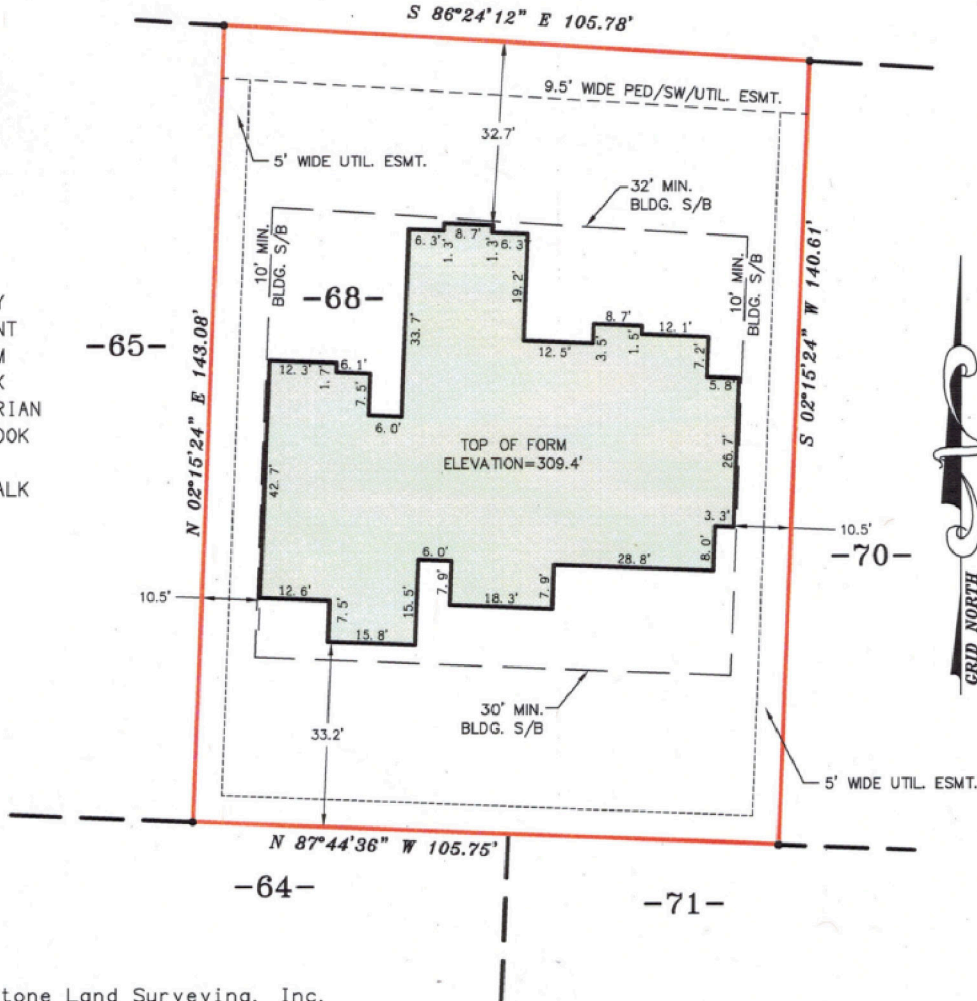
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FEMA NOTE:  
SEE LETTER OF MAP REVISION BASED ON FILL  
(LOMR-F), CASE NO. 20-04-1661A, DATED:  
MARCH 17, 2020.

**BUSHWILLOW LN**  
**(31' R.O.W.)**

**LEGEND:**

- UTIL. UTILITY
- ESMT. EASEMENT
- MIN. MINIMUM
- S/B SETBACK
- PED. PEDESTRIAN
- P. B. PLAT BOOK
- PG. PAGE
- S/W SIDE WALK



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 appear to lie within Zone X (SHADED) of the F.E.M.A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Map No. 47157C0480G, Community Panel No. 470263 0480 G, Effective Date: February 6, 2013.

MILESTONE LAND SURVEYING, INC.  
*Daryl Menard* 10-27-2023  
Date  
Daryl Menard, RLS  
President  
Tennessee Certificate No. 2435

FORM SURVEY OF  
LOT 68  
PHASE 3  
SHEPHERD'S CREEK P.D.  
RECORDED IN  
P.B. 284, PG. 36  
COLLIERVILLE, SHELBY COUNTY,  
TENNESSEE

SCALE: 1" = 30' DATE: OCTOBER 27, 2023

