



est. 1987
MagnoliaHOMES

CYPRESS GROVE

The Orchard

HOME SITE 189 - MODEL HOME



Cypress Grove

HOME SITE 189 - MODEL HOME

579 CYPRESS GREEN LANE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 4394-4594
SQ. FT. UNDER ROOF 5657-5857

5 BEDROOMS
2 BEDROOMS DOWN
4 FULL BATHROOMS
HALF BATH DOWN
GAME ROOM UPSTAIRS
SCULLERY OFF KITCHEN
OFFICE SPACE DOWN & UPSTAIRS
3 CAR GARAGE
COVERED OUTDOOR LIVING AREA
WITH VENTLESS FIREPLACE
BRAND NEW PLAN!

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 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.
- 10 YEAR LIMITED WARRANTY BY QUALITY BUILDERS WARRANTY CORPORATION; BACKED BY LIBERTY MUTUAL®
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL
- CUSTOM BUILT VENT HOOD IN KITCHEN
- APRON FRONT WHITE FARM SINK IN KITCHEN
- DOUBLE CONVECTION OVENS IN KITCHEN WITH STACKED MICROWAVE
- JELD-WEN® SLIDING DOORS FROM FAMILY ROOM TO OUTDOOR LIVING AREA
- FREE STANDING TUB IN PRIMARY BATH
- SCULLERY OFF KITCHEN WITH SINK, CABINETS, AND PANTRY SPACE
- CROWN MOLDING THROUGHOUT DOWNSTAIRS OF HOME
- 10' CEILINGS DOWNSTAIRS & 9' CEILINGS UPSTAIRS UNLESS NOTED DIFFERENTLY



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First Floor: 10' Ceilings unless noted

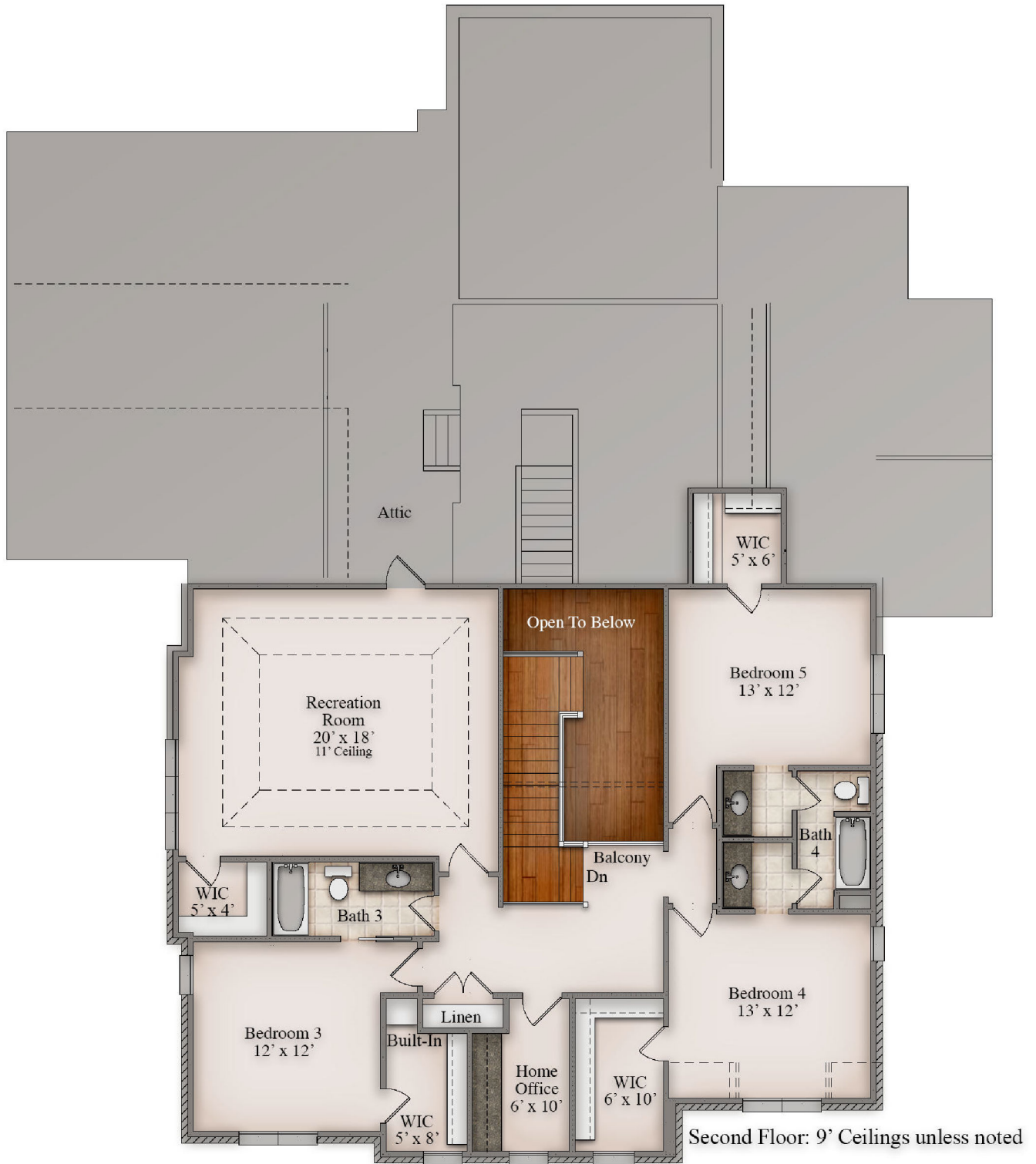


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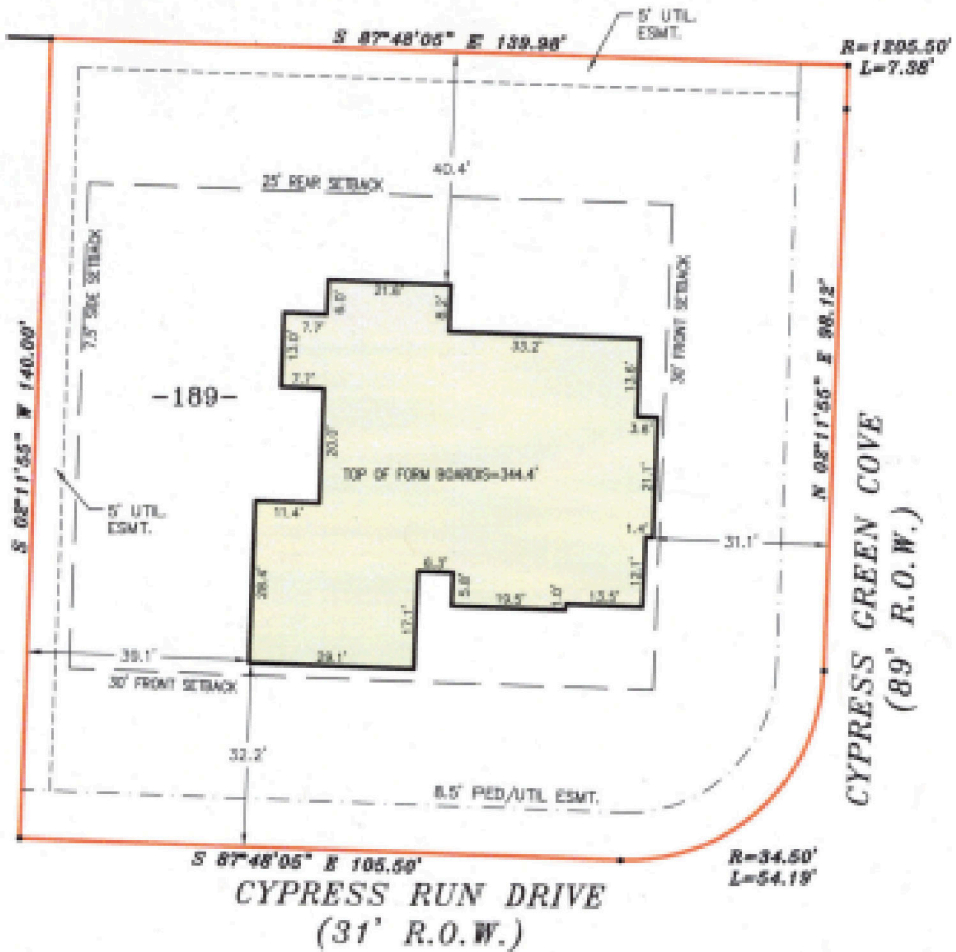
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LEGEND:

- R. O. W. RIGHT-OF-WAY
- P. B. PLAT BOOK
- PG. PAGE
- UTIL. UTILITY
- ESMT. EASEMENT
- PED. PEDESTRIAN



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 128 of the Tennessee Code. This plot is not a General Property Survey as defined under rule 0820-3-.07. This property does not appear to lie within the F. E. M. A. 100 Year Flood Plain per FEMA Flood Insurance Rate Map, Community Panel No. 470253-0490-0, Effective Date: February 6, 2013.

FORM SURVEY OF
 LOT 189
 OAK GROVE P.D.
 PHASE 4, SECTION E
 SUBDIVISION
 RECORDED IN
 P.B. 279, PG. 41
 COLLIERVILLE,
 TENNESSEE

MILESTONE LAND SURVEYING, INC.

SCALE: 1" = 30' DATE: OCTOBER 2, 2023

By  _____
 Beryl Menard, RLS Date
 President
 Tennessee Certificate No. 2135

