

75 MAGNOLIA RIDGE DRIVE, ROSSVILLE

Your luxury retreat in the Villages of Saunders Creek.

Elegant designs, luxury features, and located in the most peaceful setting amongst paved walking trails, a pond with fountain, and scenic views.



QUICK HIGHLIGHTS AT-A-GLANCE

ESTIMATED COMPLETION: FEBRUARY 2027

THE CLAIRMONT FLOOR PLAN

- Homesite 25 in Villages of Saunders Creek
- 4 Bedrooms (2 Down)
- 3.5 Bathrooms
- Oversized 3-Car Garage with Additional Storage
- Sizable Rec Room Upstairs
- Loft/Sitting Area Upstairs
- Dedicated Dining & Breakfast Rooms
- Approx. 4,118 Heated Sq. Ft.
- 10-Year Limited Builder Warranty by Q.B.W.

THE MAGNOLIA DIFFERENCE

When you build or buy with Magnolia Homes, you're not just purchasing a home - you're investing in confidence and peace of mind.



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WHY THIS HOME

This home was designed for buyers who value comfort, quality, and ease. From its thoughtful layout to its curated finishes, every detail supports a lifestyle that feels elevated yet livable.

Whether you're hosting, relaxing, or simply enjoying the flow of everyday life, this home delivers the kind of experience Magnolia is known for - beautiful design without unnecessary complexity.

THERE'S SO MUCH TO LOVE ABOUT 75 MAGNOLIA RIDGE DRIVE!

This home sports one of our newest custom floor plans, The Clairmont, with its cozy feel and incredible amenities. This home is located within a short walking distance to our pond with a fountain, benches, and paved walking trails!

THIS HOME INCLUDES:

- Magnolia's proven building process
- Clear communication and trusted craftsmanship
- Long-term 10-yr QBW warranty protection
- A team committed to standing behind what we build

EXTERIOR DETAILS

- Exterior brick with architectural detailing
- Thermatru® English Walnut front door
- Jeld-Wen® low-maintenance brick mould vinyl windows with Low-E advanced argon gas and GBGs with limited lifetime warranty on glass and non-glass components.
- *Limited Lifetime Warranty for basic window product coverage including manufacturing defects in materials and the performance of the Low-E Argon Gas Seal. Transferrable for up to 10 years.*
- Outdoor living layout designed for entertaining, including a large covered rear porch & additional uncovered concrete patio overlooking green space
- Owens Corning architectural roof shingles
- James Hardie® exterior trim and siding (low-maintenance, no rot) with 15-30 year warranties
- Exposed copper vents and copper flashing
- Ridge vent attic ventilation
- Pre-finished gutters and round downspouts on front of home
- Keyless garage door keypad
- Spacious 3 car garage with additional storage space
- Additional windows in kitchen & primary closet for more natural light
- Professionally designed landscaping with fully sodded yards







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FLOOR PLAN INTERIOR IMAGES



First Floor: 10' Ceilings unless noted



Second Floor: 9' Ceilings unless noted

INTERIOR DETAILS

- 10' ceilings on first floor (unless noted differently)
- 9' ceilings upstairs
- Smooth painted ceilings throughout
- 8' interior doors on main level
- Hardwood flooring in central living areas, Primary Bedroom (excluding closet), and Bedroom 2 (and closet)
- Wood treads on all stairs including landing
- Custom trim package including:
- 5¼" cove crown molding downstairs
- 4¼" crown molding upstairs
- 7¼" baseboards downstairs
- 5¼" baseboards upstairs
- Custom built bench and hooks at mudroom
- Decorative molding and shadowbox detailing throughout, including behind the primary bathtub

KITCHEN & BUTLER'S PANTRY

- Signature Hardware 33" apron-front farmhouse sink in kitchen
- Custom built maple cabinetry with soft-close doors and drawers
- Shaker panel door style with furniture base on island
- Quartz countertops throughout home
- Custom vent hood in kitchen
- Garbage cabinet pull-out
- Kitchen island to be 6" longer than standard
- Layout designed for entertaining and everyday functionality
- Bosch 36" gas cooktop & dishwasher
- GE Cafe Microwave Drawer
- Stacked 30" GE Double Ovens

THIS HOME IS THOUGHTFULLY PRICED TO REFLECT:

Its design, finishes, and location | The value of a new construction experience | Magnolia's commitment to quality and long-term peace of mind

FOR PRICING & DETAILS SCAN THE CODE

SCAN OR CLICK



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LIVING AREAS

- Brick fireplace surround to include cedar mantel with flush hearth and 42'' vent free fireplace with switch for gas logs
- Built-in on both sides of fireplace with base cabinets and doors & cedar floating shelves
- Optional 4th bedroom & jack-and-jill bathroom upstairs finished out
- Cozy loft or reading nook upstairs overlooking front yard
- Rec room upstairs with additional storage
- Dedicated dining and breakfast rooms

BATHS

- Frameless shower door with clear glass for Primary Shower
- Shower in liue of tub in bathroom #2
- Half bathroom downstairs for guests
- Drop shower floor for curbless entry in Primary & Bath #2
- Tile seat in Primary shower
- Shampoo boxes in all tub and shower surrounds
- Waterproofing system on all shower walls and floors
- Quartz countertops in all bathrooms
- Signature Hardware Hibiscus oval freestanding tub in Primary Bath
- Rectangle undermount sinks for all bathroom vanities

ELECTRICAL & TECHNOLOGY

- LED lighting throughout the home
- Recessed can lighting in main living areas
- Wiring for ceiling fans in all bedrooms
- Wire for hanging lights over kitchen island
- Under-cabinet kitchen lighting
- Flood lights at rear of home
- CAT VI Plus wiring
- Pre-wired and finished security system with Tuxedo keypad
- Digital programmable thermostats

MECHANICAL & ENERGY EFFICIENCY

- Engineered foundation
- ½" flash-coat foam insulation on exterior walls of heated areas
- All plumbing strapped to prevent water pipe vibration
- Amana® HVAC equipment with manufacturer warranties
- Energy-efficient construction throughout
- Two 50-gallon electric hot water heaters

DISCOVER AND TOUR
Explore available homes through photography, virtual tours, and floor plan insights. Review detailed features, community amenities, and luxury options. Schedule a private self-tour or guided tour to experience the home in person.

SCHEDULE A PRIVATE TOUR HERE

VISIT THE COMMUNITY - ADDRESS

SPEAK WITH A MAGNOLIA HOMES SPECIALIST

VIEW MAGNOLIA HOMES AVAILABLE HOME PROCESS

INCLUDED FEATURES ARE SPECIFIC TO THIS HOME AND SUBJECT TO CHANGE. SEE NEW HOME SALES SPECIALIST FOR COMPLETE DETAILS



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ABOUT THE VILLAGES OF SAUNDERS CREEK

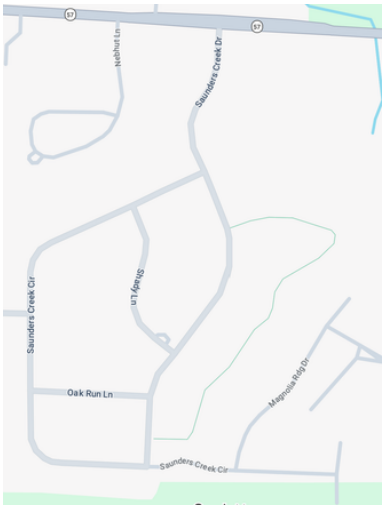
The Villages of Saunders Creek is the idyllic place to call home in Rossville, TN! If you're looking for a luxury home on a low-maintenance homesite that backs to green space in a quiet neighborhood, this ones for you. Lined with scenic views, this community offers paved walking trails, a private entrance, gorgeous ponds, paved walking trails, and benches throughout. An added bonus: enjoy the lower property taxes of Fayette County! *All Magnolia communities are professionally managed within an HOA. Details and dues information are available upon request.*

EXCLUSIVE LOCATION

The Villages of Saunders Creek is minutes from Rossville's charming town square and only a few miles from the convenience of HWY 385!

This community is located north of Highway 57, offering a peaceful experience in Rossville. If you're coming from Collierville, drive down Poplar Avenue until you reach Piperton. Continue driving past Rossville Christian Academy and Saunders Creek entrance will be on your right about a mile after.

Call Kelsey at 901-468-3344 for any assistance with directions or appointments!



ALL INFORMATION DEEMED RELIABLE BUT IS SUBJECT TO CHANGE WITHOUT NOTICE. RENDERINGS ARE ARTISTIC INTERPRETATIONS AND MAY NOT BE EXACT.