577 LAMBS BROOK LANE



Welcome to your luxury retreat in Shepherd's Creek.

Timeless designs, refined architectural standards, and exceptional craftmanship define this community. The definitive address for solitude, serenity, and convenience is right here off of Shea Road in Collierville!



QUICK HIGHLIGHTS AT-A-GLANCE

ESTIMATED COMPLETION: DECEMBER 2026

THE STERLING MANOR FLOOR PLAN

- Homesite 54 in Shepherd's Creek
- 5 Bedrooms (2 Down / 3 Upstairs)
- 5.5 Bathrooms
- Sizable Scullery off of Kitchen
- Playroom Upstairs with Bunk Area
- Home Offices Down & Up
- Oversized 4-Car Garage
- Approx. 5,492 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.

577 LAMBS BROOK LANE IN COLLIERVILLE HAS SO MUCH TO LOVE!

This home sports one of our newest floor plans, The Sterling Manor, with its stately elevation and incredible amenities! This home is also located in close proximity to the gorgeous community pond with fountains, walking trails, and benches, shaded by mature trees.

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
- Front doors & friend's entry doors to be Black Slim Line Custom Iron Doors
- 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 with fireplace & additional uncovered concrete patio
- Covered Friend's Entry on side of home
- Owens Corning architectural Tru Def 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 4 car garage
- Sliding Glass folding wall doors - 10 ft. tall NanaWall doors
- Professionally designed landscaping with fully sodded yards
- Home includes a pool with three LED bubblers, wet deck for laying out inside the pool, a stone pool deck, and two raised brick planters. Lanscaping included around the pool area.



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FLOOR PLAN INTERIOR IMAGES



First Floor: 10' Ceilings unless noted



Second Floor: 9' Ceilings unless noted

INTERIOR DETAILS

- 10' & 12' ceilings on first floor
- 10' ceilings upstairs, unless noted
- Family room ceiling to be 12 ft. tall
- Breakfast room walls with thin brick from floor to ceiling
- All sheetrock walls & ceilings 1st coated to give a smoother finish
- Square corners on sheetrock
- Smooth painted ceilings throughout home
- Home includes custom trim work throughout
- Large 7" cove mold (crown) all downstairs & 5" cove mold (crown) upstairs (except closets + garage).
- V-Groove planking on all porch ceilings (front, friend's entry, and covered rear porches)
- 8' interior doors downstairs & upstairs
- Custom built bench and hooks at drop zone
- Downstairs main floor, including primary bedroom, bedroom #2, and office except bathroom and laundry room, and all of second story except playroom and bathrooms to be 7" wide plank hardwood floors.

KITCHEN & SCULLERY

- Layout designed for entertaining and everyday functionality
- Custom built maple cabinetry with soft-close doors and drawers
- Shaker panel door style with furniture base on island
- Quartz countertops throughout kitchen
- Custom vent hood over gas range
- Garbage cabinet pull-out
- Thermador ® 48" gas range
- Thermador ® built-in 30" refrigerator tower & 30" freezer tower
- Large scullery with windows, sink, and additional fridge & dishwasher
- Butler's pantry to include sink

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!!



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LIVING AREAS

- Brick fireplace in Family Room & surround to include flush hearth and 42'' vent free fireplace with switch for gas logs
- Limestone mantel at Family Room fireplace
- Built-ins on side of fireplace with base cabinets and doors
- Think brick behind built-ins in family room
- Large game room upstairs with bunk area added in for twin bunk beds.
- Two sizable walk-in closets in primary.
- Home offices downstairs & upstairs
- Walk-in pantry with window
- Private Bedroom 2 layout

BATHS

- Frameless glass shower door in Primary Bath, Bath #2, & Bath #3
- Primary bath & Bath #2 to include a tiled seat
- Drop shower floor for curbless entry in Primary shower & Bath #2 Down
- Shampoo boxes in all tub and shower surrounds
- Waterproofing system on all shower walls and floors
- Quartz countertops in all bathrooms
- Signature Hardware Hibiscus freestanding tub in Primary Bath
- Two tankless hot water heaters
- Extra deep secondary bathtubs
- Linen cabinet included in secondary bathrooms
- All tile downstairs to be floated to match hardwood

ELECTRICAL & TECHNOLOGY

- LED lighting throughout the home
- Recessed can lighting in main living areas & bedrooms
- Wiring for ceiling fans in all bedrooms
- Wire for hanging lights over kitchen island
- Under-cabinet kitchen & scullery lighting
- Flood lights at rear of home
- CAT VI Plus wiring to every bedroom, family room, rear porch, & media room
- 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
- Amana® HVAC equipment with manufacturer warranties
- Energy-efficient construction throughout

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 SHEPHERDS CREEK

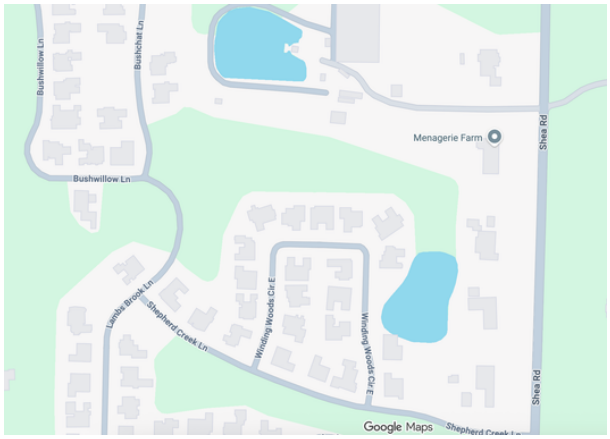
Shepherd's Creek represents the pinnacle of Magnolia Homes luxury in Collierville. Expansive homesites, refined architectural standards, and exceptional craftsmanship define Shepherd's Creek. An exclusive neighborhood with a distinguished benchmark of excellence in architectural design, Shepherd's Creek off Shea Road is the definitive address for solitude, serenity and convenience! Shepherd's Creek offers the elevated lifestyle for buyers seeking both sophistication and substance.

All Magnolia communities are professionally managed within an HOA. Details and dues information are available upon request.

EXCLUSIVE LOCATION

Features a gorgeous pond with fountains, walking trails, and benches, surrounded by mature greenscapes.

Going East on Poplar Avenue toward the Collierville Square, take a left on Shea Road. Go about a mile down and the Shepherd's Creek entrance will be on your left.



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.