614 CEDAR SHADOWS CIRCLE WEST



Your luxury retreat in Cypress Grove.

Elegant designs, luxury features, and a community in close proximity to parks, trails, and award-winning education, all minutes from Collierville's Historic Town Square!



QUICK HIGHLIGHTS AT-A-GLANCE

MOVE-IN READY!

THE BORDEAUX BELLE FLOOR PLAN

- Homesite 303 in Cypress Grove
- 5 Bedrooms (2 Down / 3 Upstairs)
- 4.5 Bathrooms
- Home Office Upstairs
- Rec Room Upstairs
- Dedicated Dining & Breakfast Rooms
- Oversized 3-Car Garage
- Approx. 4,040 Heated Sq. Ft.
- 10-Year Limited Builder Warranty by Q.B.W.

SCAN ME

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.



614 CEDAR SHADOWS CIRCLE WEST

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.

614 CEDAR SHADOWS CIRCLE WEST IN COLLIERVILLE HAS SO MUCH TO LOVE!

This home sports our newest floor plan in Cypress Grove, the Bordeaux Belle. We know this home will be loved by many with its cozy interior and inviting exterior. This home is also located in close proximity to community ponds with fountains!

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







- Exterior brick with architectural detailing
- 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.
- Jeld-Wen® windows expanded in family room and breakfast room for more natural light.
- *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.*
- Large covered rear outdoor living area designed for entertaining
- Additional uncovered concrete patio
- Covered friend's entry on side of home
- 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



614 CEDAR SHADOWS CIRCLE WEST

INTERIOR



- 10′ ceilings on first floor
- 9′ ceilings upstairs
- Smooth painted ceilings throughout
- 8′ interior doors on main level
- Hardwood flooring in central living areas, Primary Bedroom, & Bedroom 2
- 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 drop zone with v-groove planking
- Decorative molding and shadowbox detailing throughout
- Home office upstairs

KITCHEN



- 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 kitchen
- Custom vent hood
- Garbage cabinet pull-out
- Layout designed for entertaining and everyday functionality

LIVING AREAS



- 42" brick fireplace in Family Room with switch for gas logs
- Built-ins on both sides of fireplace with floating cedar shelves, base cabinets & doors
- Dedicated dining and breakfast rooms
- Rec Room upstairs with additional storage
- Family room with sliding glass doors to covered outdoor living area
- Luxury ornamental iron railing - the Oxford style



614 CEDAR SHADOWS CIRCLE WEST

BATHS



- Frameless glass shower enclosure in Primary Bath
- Drop shower floor for curbless entry 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
- Half bathroom downstairs for guests
- Luxury tile options throughout the home

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
- Amana® HVAC equipment with manufacturer warranties
- Energy-efficient construction throughout

SCAN ME

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

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



614 CEDAR SHADOWS CIRCLE WEST

FLOOR PLAN INTERIOR AND ELEVATION IMAGES





ABOUT CYPRESS GROVE

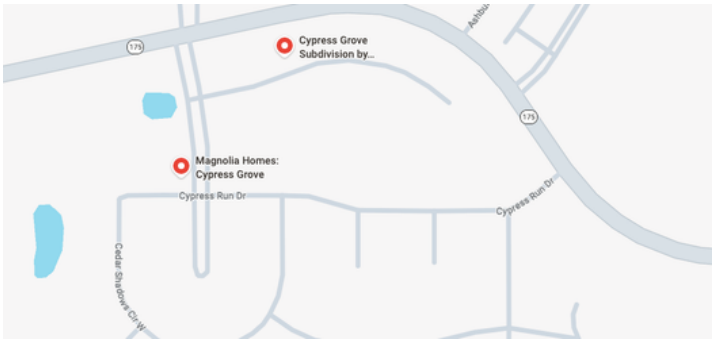
Cypress Grove is a wonderful place to have your dream home with beautiful, family-size home sites approximately two miles from Sycamore Elementary and Collierville High School. Complementing the lifestyle of its neighboring city, Memphis TN, Collierville offers a relaxing escape with its small-town charm and historic district.

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

EXCLUSIVE LOCATION

Features ponds with fountains, paved sidewalks, common green space, and is in close proximity to Collierville Town Square, shopping, & delicious dining!

From Byhalia Road heading South, you will turn right onto Collierville Road. The Cypress Grove entrance will be your first and second 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.



614 CEDAR SHADOWS CIRCLE WEST









614 CEDAR SHADOWS CIRCLE WEST



HAVE QUESTIONS? GET IN TOUCH!



Contact us to meet with one of our new home specialists!

Kelsey Alcala, Online Sales Counselor
Call: 901-468-3344 **Text:** 901-468-3344

Visit us on the web: at yourmagnoliahome.com