

1208 PIPIT DRIVE



Your luxury retreat in Oak Hill. Elegant designs, luxury features, and a community in close proximity to parks, trails, and a sparkling pool, all minutes from Collierville's Town Square.



QUICK HIGHLIGHTS AT-A-GLANCE

ESTIMATED COMPLETION: MAY 2026

THE ORCHARD FLOOR PLAN

- Homesite 80 in Oak Hill
- 5 Bedrooms (2 Down / 3 Upstairs)
- 5.5 Bathrooms
- Sizable Rec Room Up
- Home Office Upstairs
- Scullery off of kitchen
- Oversized 3-Car Garage + Extended Driveway
- Approx. 4,564 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.

1208 PIPIT DRIVE IN COLLIERVILLE HAS SO MUCH TO LOVE!

This home sports one of our favorite floor plans, The Orchard, with its stately elevation and incredible amenities. This home is also located in close proximity to our exclusive Oak Hill Community Pool!

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
- Iron Slim Line glass double front doors
- JELD-WEN® low-maintenance brick mould vinyl windows
- Low-E advanced glass with Argon gas
- GBG windows
- Limited Lifetime Warranty on glass and non-glass components
- Large covered rear porch with ventless fireplace
- Additional uncovered concrete patio
- Covered friend's Entry on side of home
- Optional outdoor living layout designed for entertaining
- Owens Corning architectural roof shingles
- James Hardie® exterior trim and siding (low-maintenance, no rot)
- Exposed copper vents and copper flashing
- Ridge vent attic ventilation
- Pre-finished gutters and downspouts
- 8' tall garage doors
- Keyless garage door keypad
- Spacious 3 car garage
- Sliding foors from family room to outdoor living



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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, and 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
- V-groove planking feature wall behind bench and hooks
- Decorative molding and shadowbox detailing throughout

KITCHEN & SCULLERY



- 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
- Hidden scullery off of kitchen with additional sink
- Layout designed for entertaining and everyday functionality

LIVING AREAS

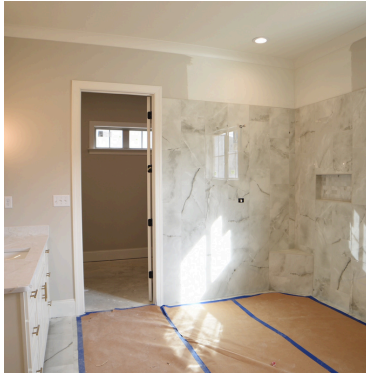


- 42" brick fireplace in Family Room with switch for gas logs
- Built-ins on each side of fireplace with base cabinets and doors
- Dedicated dining and breakfast rooms
- Rec Room upstairs with additional storage & attic access
- Family room with sliding glass doors to covered outdoor living area



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BATHS



- Frameless glass shower door in Primary Bath
- Shower in lieu of tub at Bath #2 with glass wall
- Drop shower floor for curbless entry in Primary shower & Bath #2 shower
- Shampoo boxes in all tub and shower surrounds
- Waterproofing system on all shower walls and floors
- Quartz countertops in all bathrooms
- Comfort-height toilets in Primary and secondary baths
- Signature Hardware Hibiscus oval freestanding tub in Primary Bath
- Half bathroom downstairs for guests

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

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](#)

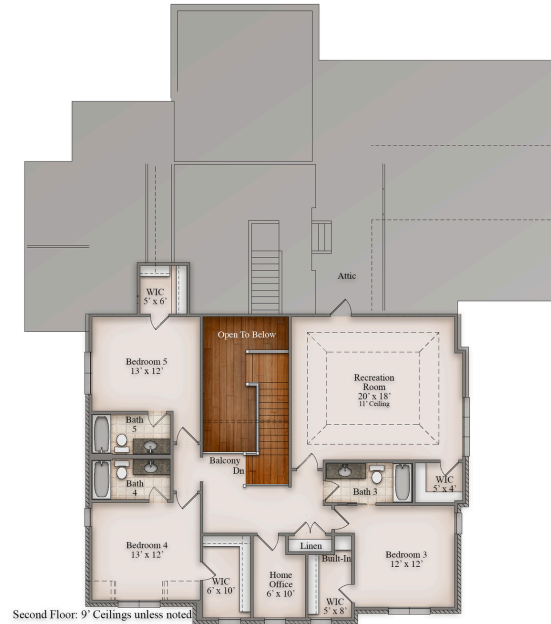


[VIEW MAGNOLIA HOMES AVAILABLE HOME PROCESS](#)



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FLOOR PLAN INTERIOR AND ELEVATION IMAGES



ABOUT OAK HILL

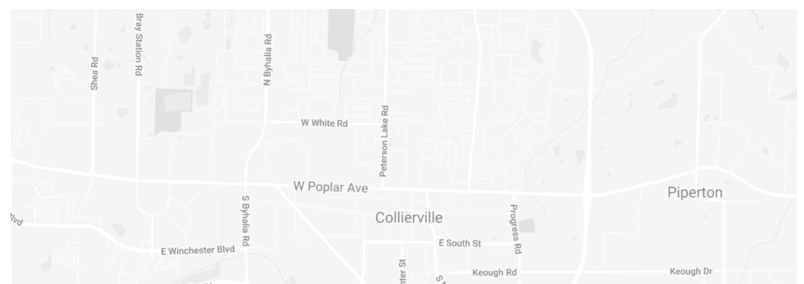
Magnolia Homes is the exclusive builder in Oak Hill, a premier community in Collierville, TN, ideally located off Shelton and Peterson Lake Roads near Johnson and Cox Parks. With new homesites, updated floor plans, and curated included features, Oak Hill offers the perfect setting for a personalized luxury home.

Zoned for Tara Oaks Elementary, West Collierville Middle, and Collierville High School, the community also features a beautiful resident pool. All Magnolia communities are professionally managed within an HOA. Details and dues information are available upon request.

EXCLUSIVE LOCATION

Features a sparkling community pool, open green space, & in close proximity to incredible schools!

Going East on Poplar Avenue toward the Collierville Square, take a left on Peterson Lake Road. Continue on Peterson Lake for approximately 2 miles. Take a right on Shelton Road and go down about 1 mile.



The brand new entrance to Oak Hill will be on your right!

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

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HAVE QUESTIONS? GET IN TOUCH!



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

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

Visit us on the web: at yourmagnoliahome.com