



est. 1987
MagnoliaHOMES
...that extra touch

*Shepherd's
Creek*



Included Features

GENERAL INFO

- Large home sites with very nice backyards – ideal for pools!
- Final Phase Now Open!
- Includes 10-Year limited Quality Builders Warranty.
- Final Pricing and Features Vary Per Plan, Finish Specifications, and Revisions Homeowner Requests
- Specific Home Site Pricing Will Vary.
- Exclusively located off Shea Road in the heart of Collierville
- Common Open Spaces Featuring Ponds, Walking Trails, and Fountains
- Close Proximity to Collierville Schools and numerous private schools
- Architecturally Significant Home Designs

EXTERIOR

- Windows – Jeld-Wen® Sitrine Series which includes extruded aluminum clad frames and Low E glass with Argon gas.
- *Exterior windows never need painting. Windows have a 20-year Warranty for both glass AND non-glass parts – transferable for up to 10 years. Stress cracks in glass warrantable up to 1 year. Labor warrantable up to 2 years from date of sale of windows.
- (SLD bars) on all windows.
- Special caulk used to caulk all exterior windows for low maintenance.
- Zoysia sodded lawn.
- Irrigation in entire yard; including flower beds.
- Front of home and around rear patio will be landscaped using mature shrubs and bushes.
 - also includes 2 large transplanted trees in front yard.
- Oversized galvanized gutters & drainage professionally piped out underground where needed (incl. in irrigation allowance).
- Galvanized gutters on entire home with round downspouts and gutter heads where applicable on front of home.
- Owens Corning roofing with 30 year dimensional shingles.
- Copper flashing rather than galvanized used on brick where roof meets. never needs painting.
- Several copper louvers included in brick (per plan).
- Ridge vent for attic ventilation.
- Home is house wrapped using Tyvek® including all joints and windows taped so home is sealed up. Tyvek inspects house wrap and gives owner a 10 yr limited warranty from water intrusion.
- Engineered foundation.
- Driveway - wide driveway from street to garages - parking/turn around area on side. Oversized garages w/ minimum of 3-car.
- Custom designed insulated carriage style garage doors with windows and hardware. The doors appear to be made out of wood but are actually metal which will never rot. Belt driven motors for quiet operation.
- Garage doors include keyless entry for garage doors.
- All exterior doors to have custom weather-stripping thresholds.
- Stucco board or any siding show on elevation to be James Hardie® board.
- All exterior cornice (trim) is James Hardie® (no rot) material with a 15 yr. limited manufacturer warranty on trim and 30 yr. limited manufacturer warranty on siding. No wood is on exterior of home, except for cedar.
- Very large covered rear porch with Vent Free Fireplace.

INSULATION

- All exterior walls to be flash coated with 1/2" of foam, then batted, R-19 batts in ceilings where applicable.
- Foil radiant barrier installed on decking for energy savings/Tec Shield.
- Blue board insulation board between wood headers above windows and doors to help with air leakage.
- Insulate under hardwood floors upstairs.
- Garages will not be insulated if there are no finished rooms above them.
- Energy Efficient Homes!

HVAC

- Amana® (upgraded) HVAC system installed with balancing dampers.
- Mastic seals all joints, etc on all duct work.
- Home includes 2-4 units (Each home is specifically engineered for the proper load calculations so will vary).
- All duct work held out of the way in attic as much as possible to allow for more storage.

ELECTRICAL

- Cables in every bedroom, cable in family room, office, rear covered porch, and an access pipe from over fireplace to built in nook at fireplace; where equipment can be.
- Cat VI plus wiring used.
- Full security system - two keypads (one keypad is a Tuxedo that allows add-ons to be done after closing by homeowner for thermostats, lights, etc).
- Floor receptacle in family room.
- Custom selected light fixtures.
- Under cabinet lights in kitchen.
- Wiring for large hanging light over kitchen island.
- Wiring for fans in all bedroom, game room, and rear porch.
- Wiring for three sets of flood lights on rear of home.
- Wiring for two 4" soffit lights over grilling area (per plan).
- Wiring for lots of can lighting.
- Pre-wire for speakers in kitchen, living room, rear covered porch, master bedroom, and master bath.
- Pre-wire only for surround sound in and play room.
- Wiring for tape lights in kitchen cabinet doors with glass.
- Wiring for two scone lights at master bath vanities. Lights to be inside mirror and wired for 3 cans above vanities.
- Receptacle and cable wired in master bath for a TV.

PLUMBING

- Includes sink in laundry room.
- Faucets to be:
 - Kitchen: Moen Stainless
 - Laundry: Moen Stainless
 - Master bath: Moen Brushed Nickel 8" spread
 - Master shower: Moen Brushed Nickel
 - Half bath down: Moen Brushed Nickel, 8" spread
 - Guest bath down: Moen Brushed Nickel, 8" spread
 - Guest bath down shower: Moen Brushed Nickel
 - Upstairs baths: Moen Brushed Nickel, 8" spread
 - Tub showers: Moen Brushed Nickel
- Pex water lines.
- 3 hose bibs.
- Includes 3 hot water heaters. (2 are together on side of the home with more bathrooms)
- Master bath includes free standing tub.

- Natural gas stub out for future outdoor grill.

FLOORS

- Downstairs main floor (except master closets, laundry room, and bathrooms) and upstairs, hallway to be 5" wide plank white oak hardwood floors.
- All carpet includes 8 oz. pad with a very high-grade carpet.
- Stairs - wood treads with iron railing (upgraded design).

CABINETS

- All cabinets are custom built for this home with custom made colors in kitchen, master bath, laundry, and other baths.
- Large kitchen island (one level) as shown on plan. Sides of island include false doors.
- Butler's pantry cabinet including glass doors.
- Glass doors in some cabinets.
- Custom built wood hood in kitchen.
- Self-close drawers on all cabinets.
- Trash pullout cabinet in kitchen.
- Furniture cabinet in half bath.
- Custom built bench and hooks in rear entry area.

GRANITE

- Granite/stone countertops and other materials in kitchen, laundry room, and all baths.
- Kitchen sink to be a white undermount farm sink.
- Sink in laundry room to be undermount stainless steel.

TILE

- All baths and laundry are tiled with hand selected tiles.
- All tub and showers to have tiled walls with water proofing system.
- Master shower and bath #2 includes a tiled seat and a built in shampoo box.
- Master shower and tubs in additional baths to include soap dish.
- Guests bath down is a shower instead of a tub and includes a built in shampoo box.
- Frameless shower doors included for master shower and bath #2 shower.

APPLIANCES

- Appliances include:
- Thermador® 36" fridge w/ freezer drawer
- Thermador® 36" gas range cook top
- 36" hood insert
- Bosch® double ovens and dishwasher
- Moen® disposal
- Sharp® microwave drawer.

TRIM

- Exterior doors to be per plan (Furr wood). Rear doors to be solid glass without SDL's.
- Friend's entry door includes SDL's.
- 8' doors downstairs.
- Interior doors to be 2 panel square top panel hollow core doors.
- All doors to have Black hinges.
- Home includes lots of trim work.
- Large crown (5 1/4") all downstairs. 6" crown in rooms with 11' ceilings.
- 4 1/4" crown upstairs everywhere applicable except closets. Angled ceilings to have picture mold at angles.
- Beams in family room - cedar box type beams. (2 full / 2 half beams).
- Baseboard - 7 1/4" downstairs / 5 1/4" upstairs.

- 446 window and door trim used in entire house.
- Wood treads on interior stairs.
- 1x6 planking (painted) to be on walls of rear hall to garage where bench and hooks are.
- Barn door to laundry room – Match the planking on the walls and picture frame out the door with 1by with 2 squares to resemble the interior doors in the home (per plan).
- 1x6 planking (painted) to be on master bedroom ceiling.
- 1x8 planking (painted) to be on all porch ceilings.
- Dining Room walls - 1X4 and 1X6 Horizontal and vertical pieces to create shadow boxes with a short box at the bottom and at the top with a larger box in the middle – From floor to ceiling.
- Around master tub (walls) - 1X4 and 1X6 Horizontal and vertical pieces to create shadow boxes with a short box at the bottom and at the top with a larger box in the middle.
- Solid Cedar Beam mantle for Family Room Fireplace with cedar brackets under beam mantle – See model
- Outdoor fireplace to include box cedar beam mantle.
- Drop off area/Bench and hooks in mudroom area in hallway to garage

INTERIOR

- 10' ceilings on first floor (family room is an 11' ceiling) and 9' ceilings upstairs, unless noted differently.
- All sheetrock walls and ceilings 1st coated to give a smoother finish.
- Square corners on sheetrock.
- Smooth ceilings everywhere.
- Large master shower with shower heads and separate handheld sprayer.
- Fireplace in family room is a 42" ventless fireplace that turns on with a switch and includes logs (gas fireplace).
- Full size brick veneer fireplace in Family Room with solid beam mantel.
- All closet shelving installed by Inspired Closet Systems - master closets include drawers, custom designed for each closet.
- Ashfield in black finish is the handle set for the front door.
- Laurel Egg shape in black finish is the interior hardware; upgraded.
- Mirrors are true beveled in master bath and 2nd bath downstairs. Upstairs mirrors to include bevel strips.
- 8' doors downstairs.
- Permanent stairway to 3rd floor attic (per plan).