



est. 1987
MagnoliaHOMES
 VILLAGES OF SAUNDERS CREEK

The Magnolia Cottage

HOME SITE 24



Villages of Saunders

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65 MAGNOLIA RIDGE DRIVE,
 ROSSVILLE, TENNESSEE 38066

HEATED SQ. FT. 3482-3682
 SQ. FT. UNDER ROOF 4672-4872

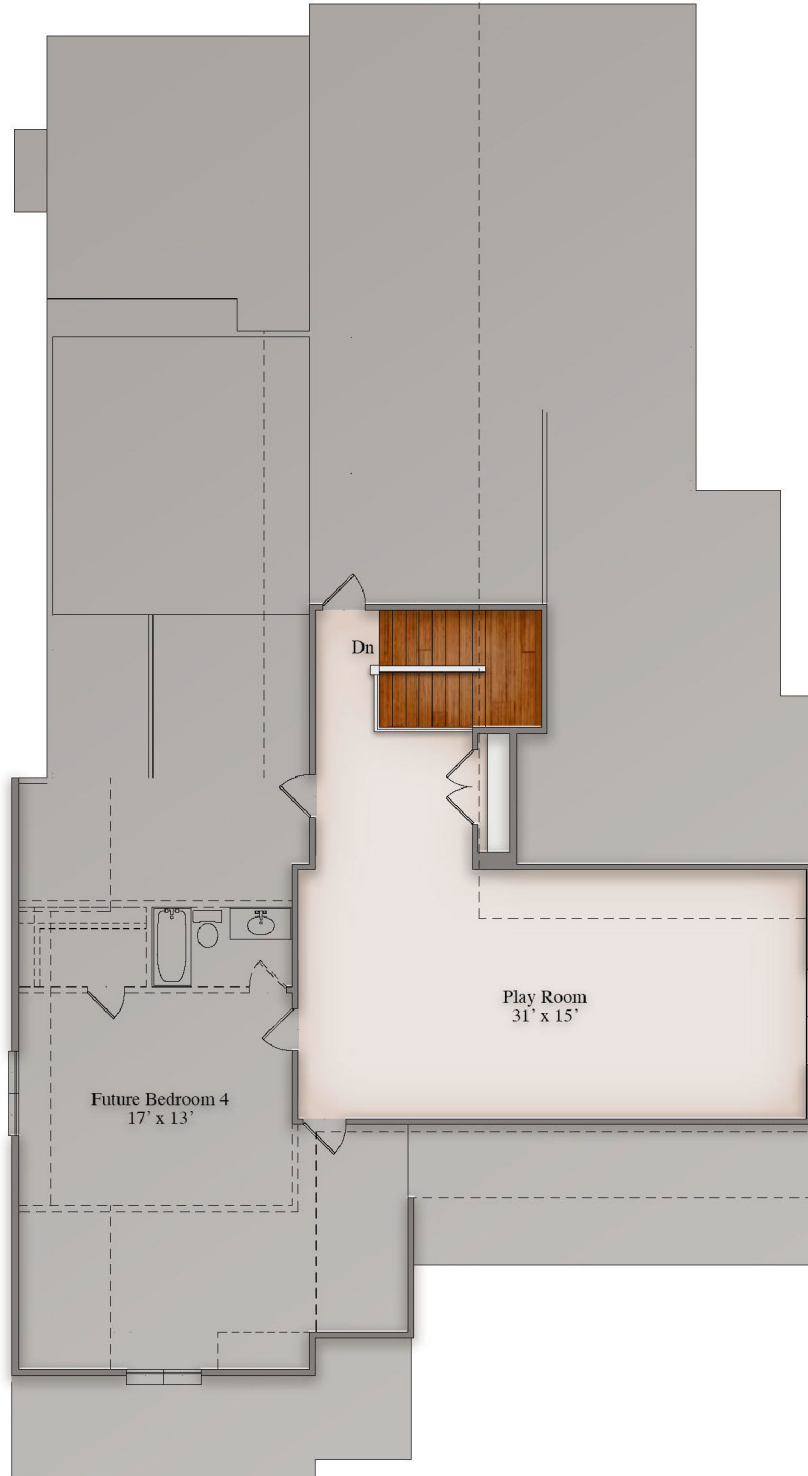
3 BEDROOMS INCLUDED
 ALL BEDROOMS DOWN
 3 FULL BATHROOMS
 SIZABLE PLAY ROOM UPSTAIRS
 FUTURE 4TH BEDROOM UP
 OVERSIZED GARAGE WITH LARGE
 ADDITIONAL STORAGE SPACE
 COVERED OUTDOOR LIVING WITH
 OUTDOOR FIREPLACE
 HOME OFFICE DOWNSTAIRS

Options added:

- HARDIE® "NO ROT" MATERIAL USED FOR ALL EXTERIOR TRIM (CORNICE) RATHER THAN WOOD
- TYVEK® HOUSE WRAP WITH 10 YR. LIMITED WARRANTY
- JELD-WEN® WINDOWS ARE LOW-MAINTENANCE BRICKMOULD VINYL FRAMED WINDOWS. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. GBG WINDOWS ON ALL WINDOWS ON HOME, INCLUDING SIDES AND REAR OF HOME.
- 10 YEAR LIMITED WARRANTY PROVIDED BY Q. B. W.
- OUTDOOR LIVING AREA WITH OUTDOOR VENT FREE FIREPLACE
- BUILT-IN ON SIDE OF FIREPLACE UNDERNEATH WINDOWS IN FAMILY ROOM
- CEDAR BOX BEAMS ON FAMILY ROOM CEILING
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTLE
- CUSTOM BUILT VENT HOOD IN KITCHEN
- WHITE APRON FRONT FARM SINK IN KITCHEN
- SUNKEN SHOWER IN PRIMARY BATH
- DOWNSTAIRS CEILINGS 10' & UPSTAIRS CEILINGS 9' UNLESS NOTED DIFFERENTLY



First Floor: 10' Ceilings unless noted



Second Floor: 9' Ceilings unless noted