

# Features List - 4714 Emma's Circle East

*Luxury living at it's finest*



*This home combines a highly sought-after floor plan, extensive upgrades, modern technology, exceptional storage, and a premier Collierville location—creating an outstanding opportunity for buyers seeking both luxury and everyday functionality.*



## FLOOR PLAN & STORAGE

- ✓ 5 Bedrooms | 3 Full Bathrooms
- ✓ 3,101 square feet
- ✓ 2 bedrooms & 2 full baths on the main level
- ✓ 3 additional bedrooms & 1 full bath upstairs
- ✓ Four of the five bedrooms have large walk-in closets
- ✓ Massive walk-in attic with decking throughout for exceptional storage



## LIVING & ENTERTAINING

- ✓ Impressive double-door entry
- ✓ Open-concept design with high ceilings, crown molding & designer finishes
- ✓ Spacious family room with gas fireplace, built-in bookcases & coffered ceiling with wood beams
- ✓ Walls of windows fill the home with natural light
- ✓ Large formal dining room off the kitchen
- ✓ 17' x 14' covered patio with oversized ceiling fan
- ✓ Elevated deck & 8-foot play pool/ play pool with circulating pump



## KITCHEN & DINING

- ✓ Oversized island with seating for up to six
- ✓ White cabinetry with soft-close drawers
- ✓ GE Profile stainless steel appliances
- ✓ Double ovens & 5-burner gas cooktop
- ✓ Large single-bowl sink
- ✓ Microwave with sensor cooking
- ✓ Expansive double pantry (5 shelves per side)
- ✓ Huge breakfast area with soaring 16-ft wood-beamed ceilings



## PRIMARY SUITE & BEDROOMS

- ✓ Elegant coffered ceiling
- ✓ Private patio access
- ✓ Spa-inspired bath with:
  - Elevated double granite vanity
  - Vaulted ceiling
  - Large glass shower w/ rain fixture
  - Relaxing soaking tub
  - Plantation shutters & built-in linen
- ✓ Spacious 13' x 7' walk-in closet
- ✓ Modern ceiling fans in every bedroom



## UPGRADES & TECHNOLOGY

- ✓ Gorgeous engineered hardwood flooring throughout (no carpet)
- ✓ Modern brushed nickel lighting & fixtures
- ✓ CAT-5 wiring & AT&T Fiber
- ✓ Security system, Nest doorbell & 4 exterior cameras with interior monitoring screen
- ✓ Audio system w/ speakers in living room, bonus room & covered patio
- ✓ Tankless water heater (2021)
- ✓ Privacy tint on front-facing windows (1-way visibility)



## EVERYDAY FUNCTIONALITY

- ✓ Dedicated laundry room with ample cabinetry & granite folding counter
- ✓ Mudroom with built-in coat & backpack cubbies
- ✓ Courtyard-entry two-car garage
- ✓ Durable epoxy-coated garage flooring
- ✓ Abundant storage throughout the home



## OUTDOOR LIVING & PRIME COLLIERVILLE LOCATION

- ✓ Intimate neighborhood of just 38 homes
- ✓ No future expansion possible
- ✓ Quiet circle with no through traffic
- ✓ Short walk to shopping, dining & entertainment at Carriage Crossing
- ✓ Convenient access to everything Collierville has to offer
- ✓ Served by top-rated Collierville Schools - with the state's highest "Exemplary District" designation & ranked #1 district in TN by Niche, Stacker, & Public School Review.
- ✓ Exceptional municipal services including highly regarded police, fire & EMS departments

*Luxury, Space & Comfort. Welcome Home!*