



JEFF LINDSEY COMMUNITIES

Live your dream.

STANDARD FEATURES

INTERIOR

- Ceiling Fan in Family Room & Wired for in Master Bedroom
- 10' Smooth Ceilings on Main Floor
- Bull-Nosed Rounded Sheetrock Corners
- Hand-Scraped Hardwoods in Foyer, Kitchen & Breakfast
- 2" Faux Wood Blinds Installed Throughout Home
- Bronze Lighting, Door Knobs & Hinges
- Santa Fe Craftsman Doors
- Stained Rails with Wrought Iron Pickets on Staircases
- Gas Fireplace with Logs and Custom Mantle
- Pre-Finished Engineered Shelving
- Alenco Premium Vinyl Windows with Window Stool
- Large Walk-In Closets
- Garage Door Opener with Two Remotes
- Disappearing Stairway
- Smoke Detector on Every Level
- Board & Batten in Dining Room
- Coffered Ceiling in Dining Room
- Designer Craftsman Columns*
- Phone Jacks in Every Bedroom & Kitchen
- Cable outlet in Every Bedroom & Family Room
- Pre-Wired for Security System
- Quality Plumbing Features
- Divided Light Window Grids on Front
- Indoor Utility /Laundry Room with Electrical Connections & Vent
- Protective Ground Fault Interceptor Circuit in Wet Areas
- Elongated Enhanced Commodes

MASTER SUITE

- Granite Countertops
- Double Custom Vanities
- Ceramic Tile Floors & Tub Surround
- Tiled Shower with Deco Band at Eye Level
- Separate 6' Oversized Garden Tub
- Vaulted or Tray Ceilings*
- Large Carpeted Walk-In Closets
- Private Sitting Room*
- Swinging Bronze Shower Door

KITCHEN

- Energy Efficient Stainless Steel/Black Frigidaire Appliances Include Range, Dishwasher, Microwave Vent Hood & Refrigerator
- Granite Countertops
- Decorative Tiled Backsplashes
- Hand-Scraped Hardwood Floors in Kitchen & Breakfast Area
- Single Lever Faucet with Vegetable Sprayer
- Glazed Raised Panel Cabinets with Knobs, Self Closing Doors with Staggered Placement
- Chef's Pantry with Shelving Suite
- Crown Molding above Cabinets
- Stainless Steel Undermount Sink
- Waterline for Ice Maker

EXTERIOR

- Brick & Stone Fronts
- Shakes or Board & Batten in Gables
- Side Entry 2 & 3 Car Garages
- Carriage Style Garage Doors
- Master Planned Landscape Packages
- Sodded Front & Side Yards
- 35 Year Architectural Shingles
- Twin Flood Lights at Garage & Rear Patio
- 12'x12' Patio
- Lifetime Vinyl Soffit & Shutters
- Front & Rear Electrical Outlets & Water Faucets
- Decorative Wrought Iron Mail Box & Post
- Traditional "Stick Built" Construction

*Varies per plan, per subdivision. See fine below and Exhibit K, 2(b)

This information is subject to changes, errors, omissions and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added in to the base price. See Agent for details. Buyer to pay for appraisal and credit report. Seller to pay up to \$2,500.00 towards closing costs on Seller approved Mortgage Company. If Buyer uses a mortgage company not approved by Seller, Seller will pay up to \$1,000.00 towards closing costs.

Jim Blalock
706-566-8220

Jim.blalock@coldwellbanker.com

**COLDWELL
BANKER**
KENNON, PARKER,
DUNCAN & KEY

706-256-1000



JEFF LINDSEY COMMUNITIES

Live your dream.

STANDARD FEATURES

ENERGY FEATURES

- Electric Dryer Hook-up
- Quick Recovery 65 Gallon Electric Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows & Doors
- R-19 Vaulted Ceilings
- R-19 Exterior Walls
- R-13 Insulation
- R-38 Flat Ceilings

DEVELOPMENT AMENITIES

- Underground Utilities
- City Water & Septic Tanks
- FHA/VA Approved
- Protective Covenants
- Street Lamps
- Community Sidewalks

*Varies per plan, per subdivision. See fine print below and Exhibit K 2(b)

This information is subject to changes, errors, omissions and prior sales. Builder reserves the right to approve any house on any lot. Finished home details may vary slightly. Dimensions, elevations and features are approximate and subject to change. Some lots have additional premiums that must be added in to the base price. See Agent for details. Buyer to pay for appraisal and credit report. Seller to pay up to \$2,500.00 towards closing costs on Seller approved Mortgage Company. If Buyer uses a mortgage company not approved by Seller, Seller will pay up to \$1,000.00 towards closing costs.

Jim Bialock

706-566-8220

Jim.bialock@coldwellbanker.com

**COLDWELL
BANKER**

KENNON, PARKER,
DUNCAN & KEY

706-256-1000