



COWETA COUNTY, GA

BLUFF MILL FARMS

FROM THE

500's

NOW SELLING

SALES CENTER

394 Bluff Mill Farms Dr.
Senoia, GA 30276

HOURS OF OPERATION

Call for an Appointment

DIRECTIONS

From Newnan take Hwy. 16 East (from Senoia take Hwy. 16 West) turn on Elders Mill Road, go 2 miles, and Bluff Mill Farms will be located on the right (just past Hall Road).

Come home to Bluff Mill Farms and live your dream in a Jeff Lindsey Communities home!

This community features one acre lots with sidewalks and streetlights. Bluff Mill Farms is ideally located just 40 minutes south of Atlanta in Senoia, GA. Here you'll find a quaint historic town with premier shopping, dining, and exceptional medical services close by. Our most popular floor plans are offered with all the gorgeous features you've been dreaming of!

J.R. OZLEY

770-301-2504

JR@jefflindseycommunities.com

**Lindsey Marketing
Group**

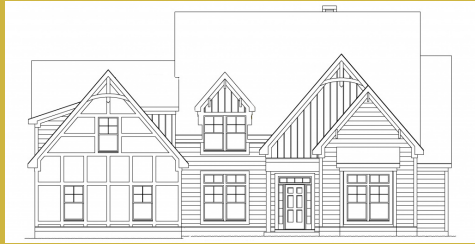
Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities

Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.



JEFFLINDSEYCOMMUNITIES.COM

THE IDEAL **PLAN** FOR YOU AND YOUR FAMILY



BELMONT A

Base Price: **\$668,000**
4,204 sqft 4 Beds 4 Baths



BENSON A XL

Base Price: **\$578,400**
2,977 sqft 4 Beds 3 Baths



GREYWELL A

Base Price: **\$632,000**
3,662 sqft 5 Beds 4 Baths



JORDAN A

Base Price: **\$700,000**
5 Beds 5.5 Baths



MILLWOOD A

Base Price: **\$588,200**
3,463 sqft 5 Beds 4 Baths



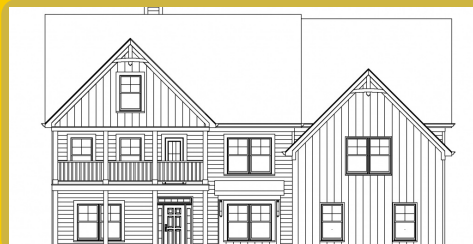
MURPHY A

Base Price: **\$614,000**
3,700 sqft 5 Beds 3.5 Baths



SPRINGER A

Base Price: **\$589,000**
2,765 sqft 4 Beds 3 Baths



STERLING A

Base Price: **\$697,400**
5,291 sqft 5 Beds 5.5 Baths



SUTTON A

Base Price: **\$600,000**
2,946 sqft 5 Beds 3.5 Baths



SUTTON A 45

Base Price: **\$617,500**
2,946 sqft 5 Beds 3.5 Baths



WINFIELD A

Base Price: **\$603,000**
3,071 sqft 5 Beds 3.5 Baths



WOODBURY A

Base Price: **\$623,200**
3,702 sqft 4 Beds 3.5 Baths

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2024-07-02 15:21 and subject to change thereafter.



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WOODBURY B

Base Price: **\$627,200**
3,711 sqft 4 Beds 3.5 Baths

SALES CENTER
394 Bluff Mill Farms Dr.
Senoia, GA 30276

SALES CENTER ASSOCIATE
J.R. Ozley - 770-301-2504

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AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
21	WINFIELD F	\$599,900	3,071
1	WINFIELD F	\$609,900	3,071

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INCLUDED FEATURES PLATINUM

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square or Bullnose Sheetrock Corners
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Master Bedroom
- Ceiling Fan pre-wire in Secondary Bedrooms
- Choice of Designer Interior Doors
- Wrought Iron Pickets on Staircase
- 5" Newells at Bottom of 1st Floor Stairs*
- Coffered Ceiling with Crown in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Bronze Door Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast*
- Tile or LVP Flooring in Laundry Room & all Bathrooms*
- Granite in Master and Cultured Marble in Secondary Baths
- Elongated Commodes
- Wood Burning Fireplace with Mantle and Stone Surround
- Large Walk-In Closets
- Low Voltage with Structured wiring Box
- Indoor Utility/Laundry Room with Electrical Connections & Vent

KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Electric Cooktop, Under Cabinet Vent Hood, Built-in Microwave and Oven Combo & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Knobs*

- Granite Countertops
- Decorative Tile Backsplash*
- Chef's Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanity
- 5' Tile Shower*
- Designer Nickel or Bronze Swinging Shower Door
- Garden Tub with Tile Surround & Roman Faucet*
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Choice of Brick, Stone or Cedar Accents with Craftsman Fronts*
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Package
- 12' x 12' Uncovered Patio*
- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Two Exterior Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

ENERGY FEATURES

- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-13 Exterior Walls - R-30 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Approximately one acre per lot

* Varies per Plan

Photo shown is representation & may reflect options/upgrades not included in listed price

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COMMUNITY SITE MAP



Site plans shown are conceptual. Plans are in progress and subject to change without notice. Builder reserves the right of price, plan, and specification changes without notice or prior obligation. Information is believed accurate but is not warranted. All locations are approximate.

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