



COWETA COUNTY, GA

BROWNWOOD ESTATES

FROM THE

500's

SOLD OUT FROM THE \$500's IN SENOIA, GA

SALES CENTER

Elders Mill/Rockhouse Rd.
Senoia, GA 30276

HOURS OF OPERATION

Call for Appointment

DIRECTIONS

From I-85 South, take Exit 61 -Peachtree City/Fairburn. Go Hwy 74 towards Peachtree City. Turn Right on Rockaway Rd and travel through Senoia. Turn right on Hwy 16, then Turn right on Hwy 16, then Left on Rock House Road. Brownwood Estates is on the left before Elder's Mill Rd.

From Peachtree City travel Hwy 74 East, turn right on Rockaway Rd and travel through Senoia. Turn right on Hwy 16, then Left on Rock House Road. Brownwood Estates is on the left before Elder's Mill Rd.

Looking for a small, private community? Well, look no further. Here's your opportunity to own in Brownwood Estates! This beautiful community features four 3+ acre wooded homesites. Enjoy the privacy of country living with easy access to hundreds of shopping/dining/entertainment venues. Come choose your floor plan today!

VEE JOKJOHOR

(404) 379-7173

vee@jefflindseycommunities.com

**Lindsey Marketing
Group**



JEFFLINDSEYCOMMUNITIES.COM

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



GREYWELL A

Base Price: **\$578,000**
3,662 sqft 5 Beds 4 Baths



WOODBURY A

Base Price: **\$569,000**
3,702 sqft 4 Beds 3.5 Baths

SALES CENTER
Elders Mill/Rockhouse Rd.
Senoia, GA 30276

SALES CENTER ASSOCIATE
Vee Jokjohor - (404) 379-7173

HOURS OF OPERATION
Call for Appointment

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2022-04-11 14:14 and subject to change thereafter.



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STANDARD FEATURES *INCLUDED GOLD*

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square Sheetrock Corners
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Pre-Wire in Master Bedroom
- Choice of Designer Interior Doors *
- Wood Pickets on Staircase
- Coffered Ceiling in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast*
- Tile or LVP in Laundry Room and all Bathrooms*
- Cultured Marble Countertops in all Bathrooms
- Elongated Commodes
- Wood Burning Fireplace with Mantle and Stone or Marble 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 Range,

Microhood & Dishwasher

- Flat Panel or Traditional with Soft Close and Decorative Cabinet Hardware*
- Granite Countertops
- Decorative Tile Backsplash*
- Chef's Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanity
- 5' Shower
- Garden Tub*
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- 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
- Front & Rear 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
- Protective Covenants
- Approximately 3 acres per lot
- Side Entry Garage

* Varies per Plan

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

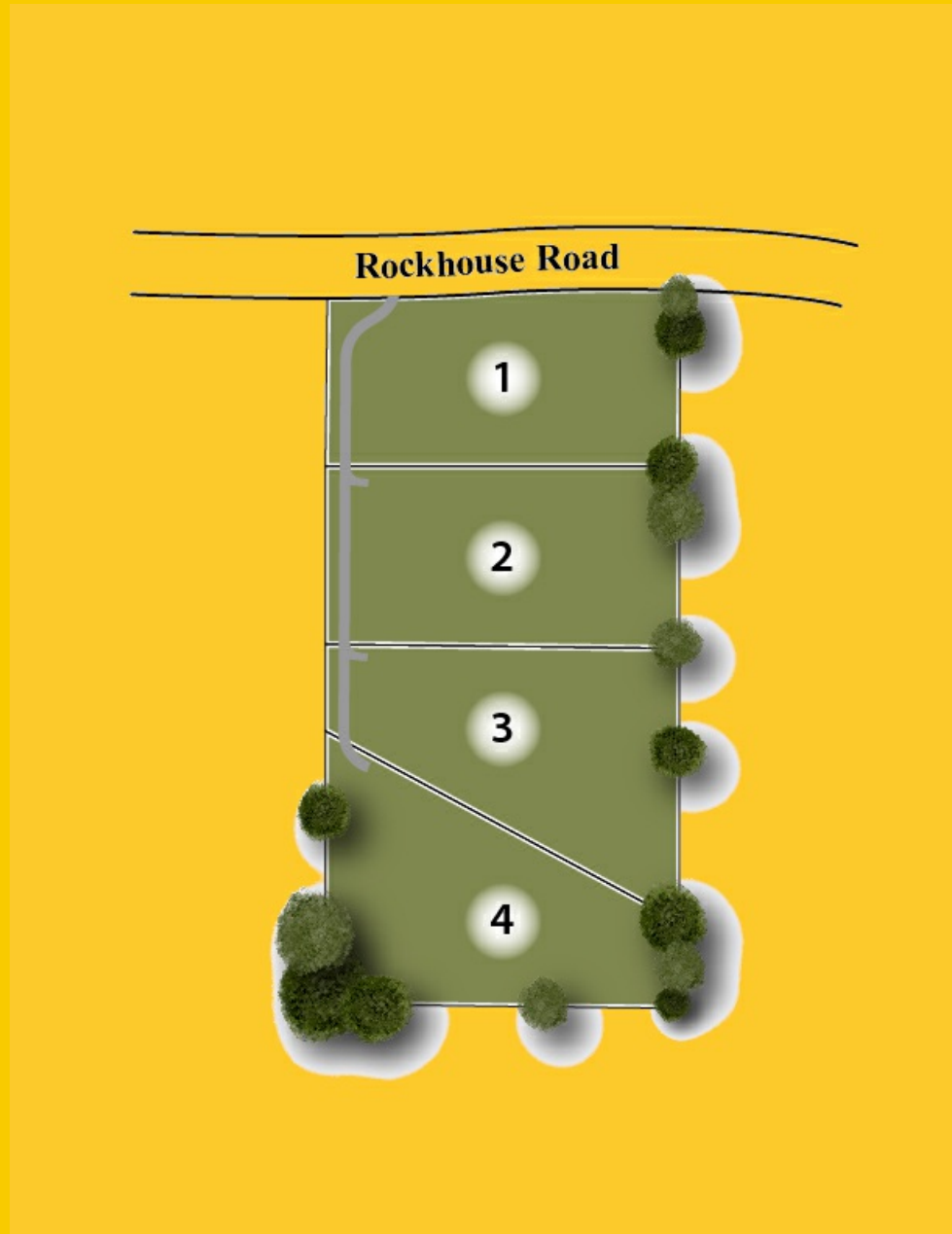
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COMMUNITY SITE MAP



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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