



# JEFF LINDSEY COMMUNITIES

*Live your dream.*



FAYETTE COUNTY, GA

## CANOE CLUB

FROM THE

400's

**NOW SELLING NEW HOMES IN THIS BEAUTIFUL AND WELL ESTABLISHED COMMUNITY IN FAYETTEVILLE**

### SALES CENTER

110 Reflections Point  
Fayetteville, GA 30215

### HOURS OF OPERATION

Call For An Appointment

### DIRECTIONS

**From Fayetteville:** From GA Hwy 85 go west and travel approximately 4.5 miles. Turn left on Huiet Dr. and travel approximately 1/2 mile to the entrance of The Canoe Club. Follow signs to the Lake Cottage and Sales Center. **From Peachtree City:** Follow GA Hwy 54 East approximately 5 miles. Turn right on Huiet Dr. and travel approximately 1/2 mile to the entrance of The Canoe Club. Follow signs to the Lake Cottage and Sales Center.

## The Canoe Club- A great place to call Home!

Welcome home to The Canoe Club, a Master-Planned Community with two freshwater lakes that serve as the community's centerpiece. Enjoy amenities which include 24 hour Fitness Center, Junior Olympic Swimming Pool, Event Lawn, four lighted Tennis Courts, lakeside wharf Dock, and Canoe Storage.

### VERKINA PARISH

770.846.8004

canoecub@bhhsgeorgia.com


### KRISTEN CUNNINGHAM

770.843.1390

canoecub@bhhsgeorgia.com

**Lindsey Marketing Group**

Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities 770.846.8004 or 770.843.1390

 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



**DANSBY B**

Base Price: **\$485,900**  
2,633 sqft 4 Beds 3 Baths



**MURPHY B**

Base Price: **\$552,500**  
3,692 sqft 5 Beds 3.5 Baths

**SALES CENTER**  
110 Reflections Point  
Fayetteville, GA 30215

**SALES CENTER ASSOCIATE**  
VERKINA PARISH - 770.846.8004  
KRISTEN CUNNINGHAM - 770.843.1390

**HOURS OF OPERATION**  
Call For An Appointment

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2022-02-03 19:27 and subject to change thereafter.



**Lindsey Marketing  
Group**





## 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 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
- Direct Vent Fireplace with Mantle and Stone Surround
- Large Walk-In Closets
- Low Voltage Package 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 Gas Cooktop, Under

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- Cabinet Vent Hood, Built-in Wall Oven Microwave Combo & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Decorative Cabinet Hardware\*
- 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
- Brick/Stone 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
- Front & Rear Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

### ENERGY FEATURES

- Electric Dryer Hook-Up
- 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

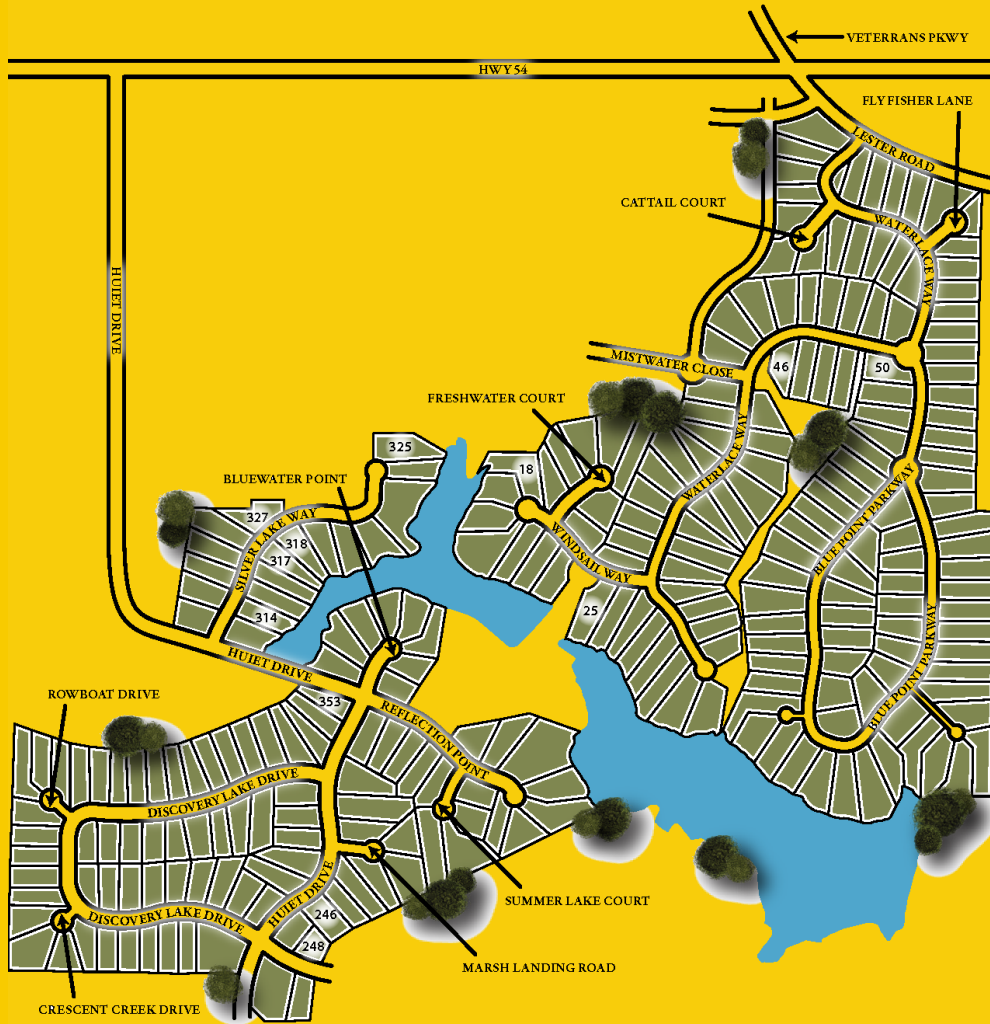
- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Amenities- 24 Hr. Fitness Center, Junior Olympic Swimming Pool, Event Lawn, Four Tennis Courts, Dock and Canoe Storage


\* Varies per Plan

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



**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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