



COWETA COUNTY, GA

CLEMENTS FARM

FROM THE

500's

SALES CENTER

N/A
Newnan, GA 30263

HOURS OF OPERATION

Call for appointment.

DIRECTIONS

From HWY 27 take Corinth Rd just past Stoney Brook Dr entrance to development approx 5 miles down on right. From HWY 16 turn left on Corinth Rd. Continue down approx 8 miles development on right.

Jeff Lindsey Communities newest development will feature only 3 homesites ranging from 5 to 10 acre tracts. This gorgeous new development will feature the Crawford, Springer & Harris plan nestled on oversized lots, conveniently located minutes from I-85 and HWY 27 just South West of Newnan. Entertainment, recreation, and shopping just minutes away. Quiet country living at its best!! Don't miss this opportunity to own your very own mini farm!! & "Live your dream".

J.R. OZLEY

770.301.2504
jr@jefflindseycommunities.com



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.

INCLUDED FEATURES GOLD



CRAWFORD A

Base Price: **\$601,500**
2,872 sqft 4 Beds 4 Baths



HARRIS A

Base Price: **\$614,900**
2,814 sqft 4 Beds 3 Baths



SPRINGER A

Base Price: **\$593,500**
2,765 sqft 4 Beds 3 Baths

SALES CENTER

N/A
Newnan, GA 30263

SALES CENTER ASSOCIATE

J.R. Ozley - 770.301.2504

HOURS OF OPERATION

Call for appointment.

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2024-04-02 13:25 and subject to change thereafter.



AVAILABLE INVENTORY

| LOT NUMBER | FLOOR PLAN | SALES PRICE | APPROX. SQUARE FOOTAGE |
|-------------------|-------------------|--------------------|-------------------------------|
| 1 | CRAWFORD A | \$626,260 | 2,872 |
| 2 | SPRINGER A | \$638,515 | 2,765 |
| 3 | HARRIS A | \$653,635 | 2,814 |

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INCLUDED STANDARD FEATURES GOLD

INTERIOR

- 9' Smooth Ceilings on Main Floor
- 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
- 3" Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast*
- Tile Flooring in Laundry Room & all Bathrooms*
- Cultured Marble Countertops in all Bathrooms
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Large Walk-In Closets
- Upgraded Low Voltage with Structured wiring Box
- Wood Burning Fireplace with Stone Mantle
- Pre-Wired for Security System
- Indoor Utility /Laundry Room with Electrical Connections & Vent

KITCHEN

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

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

MASTER SUITE

- Double Custom Vanities
- 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
- Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Package
- 12' x 12' Uncovered Patio*
- Lifetime Vinyl Soffit
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets

ENERGY FEATURES

- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors

- Batted Exterior Walls - R 38 Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- Approximately 5 + acres per lot

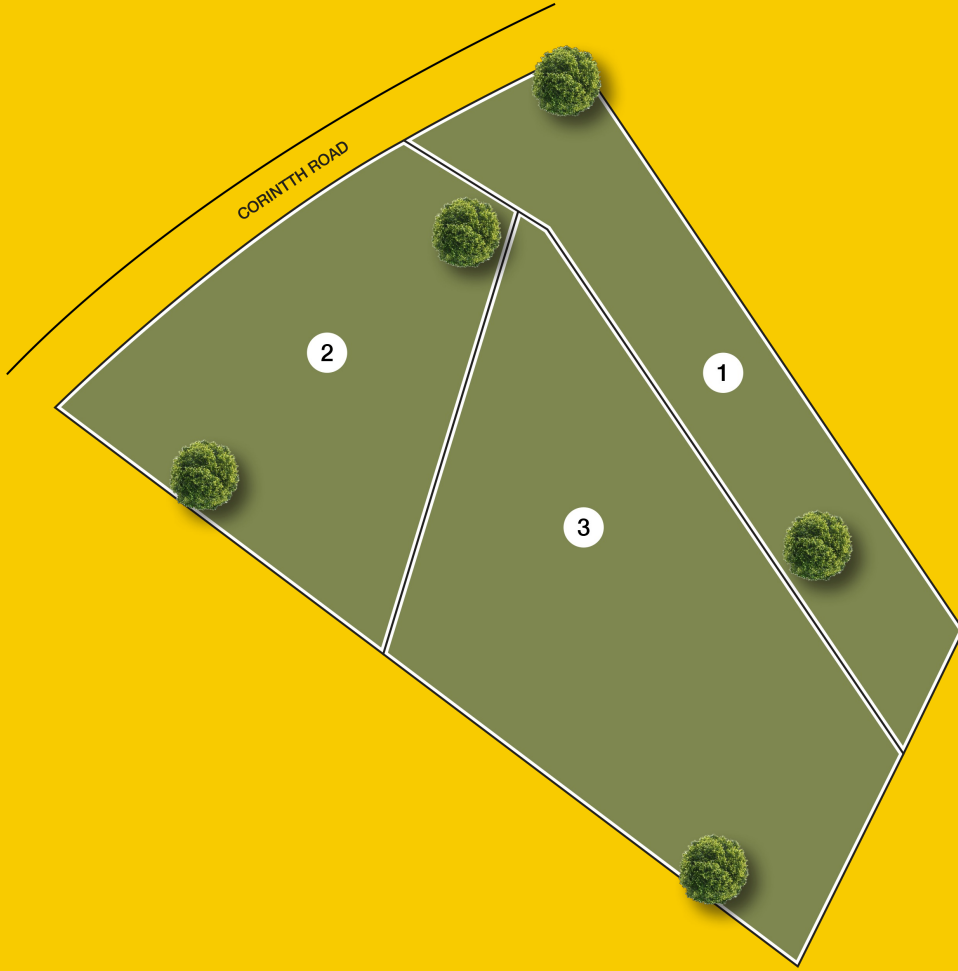
* Varies per Plan

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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