



COWETA COUNTY, GA

DOUBLE BRANCHES

FROM THE

500's

NOW SELLING FROM THE \$500's

SALES CENTER

Luther Bailey
Senoia, Ga 30276

HOURS OF OPERATION

Call for Information

DIRECTIONS

From Senoia, take Hwy 16 to Luther Bailey Road. Travel 2.6 miles to Old Hwy 85. Continue on Luther Bailey Road for .6 miles. Double Branches is on the left.

Nestled in the wooded beauty of rural Senoia, is our Double Branches community. It is the perfect place to "Live Your Dream". There are only five lots in this community, making it a more private and secluded place to come home to. Each home will be built on a spacious 3+ acre lot.

Homebuyers have consistently chosen Jeff Lindsey Communities because we offer outstanding value in a quality built home.

Live your dream with Jeff Lindsey Communities today!

J.R. OZLEY

770.301.2504

jr@jefflindseycommunities.com

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JEFFLINDSEYCOMMUNITIES.COM

AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
2	SPRINGER A	\$559,200	2,765
LOT 6	SPRINGER A	\$595,900	2,765
1	BENSON A	\$599,400	2,977

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2023-02-01 14:05 and subject to change thereafter.



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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 and Dishwasher

- Flat Panel or Traditional 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' Shower
- Garden Tub*
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Farmhouse Inspired Exterior (B and F Elevations Optional Please Ask Agent for Pricing)
- 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
- Side Entry Garage
- Approximately 3 acres per lot

* Varies per Plan

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

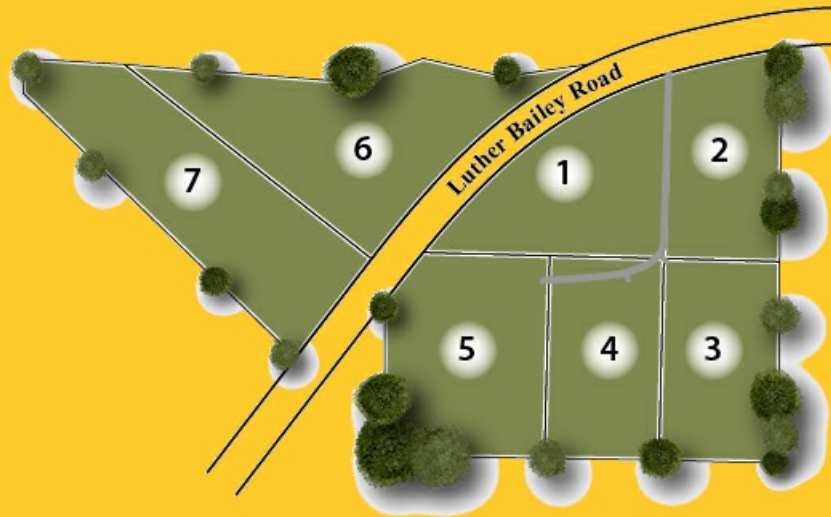
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COMMUNITY SITE MAP



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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