



**JEFF LINDSEY  
COMMUNITIES**  
*Live your dream.*



**COWETA COUNTY, GA**

## **DURHAM ESTATES**

**FROM THE**

**600's**

**Now Selling Homes from the  
\$600's**

### **SALES CENTER**

Neely Rd  
Sharpsburg, GA 30277

### **HOURS OF OPERATION**

Call for Appointment

### **DIRECTIONS**

From Peachtree City - Take Hwy. 54 South to the round about at Hwy. 16. Stay straight at the round about on Hwy. 54 South. Go ½ mile south of the round about and turn right on Neely Road. Go ½ mile and turn left into Durham Estates.

## **Modern Farmhouse Style**

**Durham Estates is a small community with beautiful homes featuring painted brick and cedar accents. Perfect location in Coweta County! Minutes to Ashley Park, Newnan's premier dining and shopping complex, and just 5 miles to Peachtree City. Home buyers have consistently chosen Jeff Lindsey Communities because we offer outstanding value in a quality built home. Live your dream at Durham Estates!**

### **LISA JACKSON**


770.616.9090

[lisa@jefflindseycommunities.com](mailto:lisa@jefflindseycommunities.com)



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Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities 770.599.8700

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

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



**BENSON F XL**

2,977 sqft 4 Beds 3 Baths

**SALES CENTER**

Neely Rd  
Sharpsburg, GA 30277

**SALES CENTER ASSOCIATE**

Lisa Jackson - 770.616.9090

**HOURS OF OPERATION**

Call for Appointment

\*Base prices do not reflect options or applicable lot premiums

These prices and features are accurate as of 2023-03-31 13:56 and subject to change thereafter.



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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
LOT 11	BENSON F XL	\$615,890	2,977

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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 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 Brick 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 Gas Cooktop, Under Cabinet Vent Hood, Built-in 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

- Modern Farmhouse Style with Painted Brick and Cedar Accents\*
- Fiber Cement Siding
- 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
- 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 FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Metal Roof Accents
- Approximately 1 acre per lot

\* Varies per Plan

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

### EXCLUSIVE

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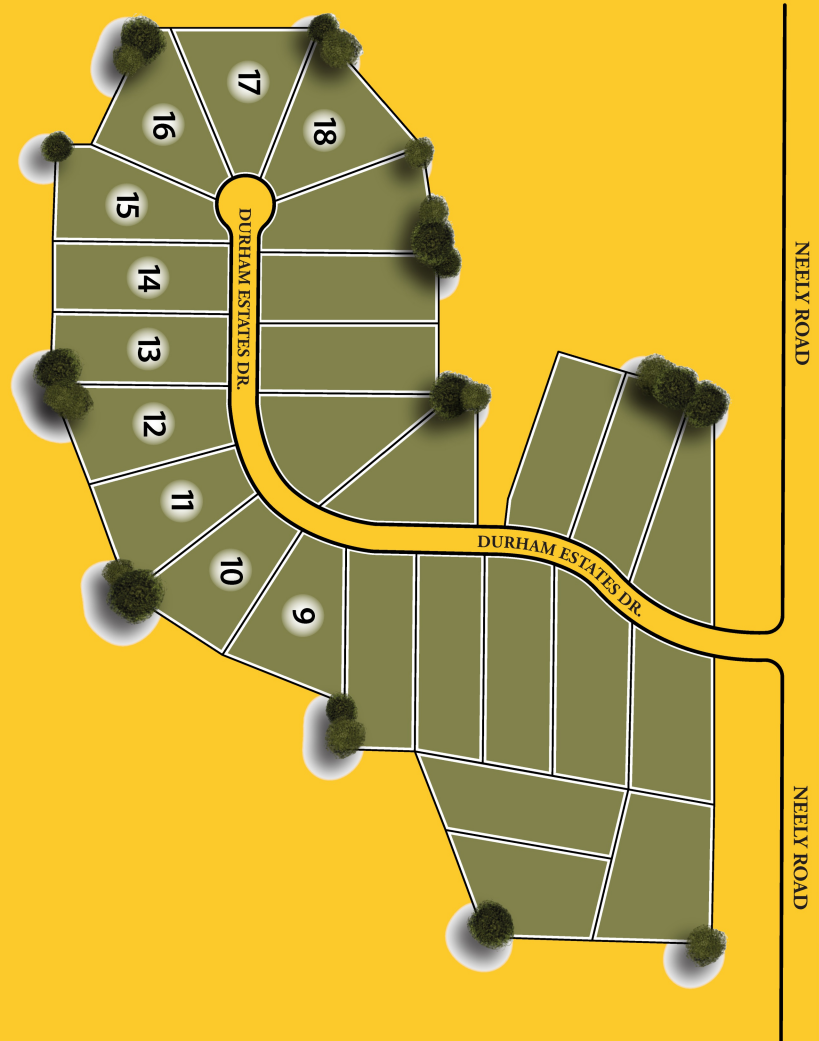
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## COMMUNITY SITE **MAP**



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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