



COWETA COUNTY, GA

## ELLERBE

FROM THE

570's

### Now Selling from the Mid \$500's

#### SALES CENTER

774-606 Jim Starr Road  
Newnan, GA 30263

#### HOURS OF OPERATION

Call for Appointment  
Monday-Saturday: 11am-6pm  
Sunday: 1pm-6pm

#### DIRECTIONS

From Atlanta, take I-85 South to Exit 56, Collinsworth. Turn right. Cross R/R and turn right on Hwy 29. Go approximately 1 mile to left on Tommy Lee Cook. At 4-way intersection (approximately 8 miles), right on Jim Starr Road. Ellerbe is 1/2 mile on the left.  
From Newnan, take Hwy 29N to left on Hwy 70, Roscoe Road. Go approximately six miles to right on Brimer Road. At 4-way intersection (approximately 1 mile), turn left on Jim Starr Road. Ellerbe is 1/2 mile on the left.

Ellerbe is one of our newest communities located in the Northgate school district. Phase I has 25 one-acre lots with both slab and basement options. Many popular floor plans to choose from with Platinum features. The community is close to I-85, shopping and other conveniences.

#### JANICE CRISP

770.231.7465  
janice.crisp@jefflindseycommunities.com

#### COURTNEY RIVERA

404.446.8377  
courtney.rivera@jefflindseycommunities.com



Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities 770.231.7465



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



**BELMONT F**

Base Price: **\$685,900**  
4,204 sqft 4 Beds 4 Baths



**BENSON B XL**

2,977 sqft 4 Beds 3 Baths



**BENSON F XL**

Base Price: **\$589,900**  
2,977 sqft 4 Beds 3 Baths



**GREYWELL F**

Base Price: **\$647,700**  
3,662 sqft 5 Beds 4 Baths



**HARRIS F**

Base Price: **\$587,900**  
2,814 sqft 4 Beds 3 Baths



**JORDAN F**

Base Price: **\$746,900**  
5 Beds 5.5 Baths



**MILLWOOD F**

Base Price: **\$613,700**  
3,463 sqft 5 Beds 4 Baths



**MURPHY F**

Base Price: **\$624,900**  
3,700 sqft 5 Beds 3.5 Baths



**SPRINGER F**

Base Price: **\$585,700**  
2,765 sqft 4 Beds 3 Baths



**STERLING F**

Base Price: **\$742,500**  
5,291 sqft 5 Beds 5.5 Baths



**SUTTON F**

Base Price: **\$616,500**  
2,946 sqft 5 Beds 3.5 Baths



**WINFIELD F**

Base Price: **\$600,900**  
3,071 sqft 5 Beds 3.5 Baths

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2024-03-10 23:13 and subject to change thereafter.



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**WOODBURY F**

Base Price: **\$635,500**  
3,702 sqft 4 Beds 3.5 Baths

**SALES CENTER**

774-606 Jim Starr Road  
Newnan, GA 30263

**SALES CENTER ASSOCIATE**

Janice Crisp - 770.231.7465  
Courtney Rivera - 404.446.8377

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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
13	BENSON F XL	\$624,630	2,977
8	MURPHY F	\$648,360	3,687

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## INCLUDED FEATURES PLATINUM

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- 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 or Board & Batten Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast\*
- Tile Flooring or LVP in Laundry Room & all Bathrooms\*
- Granite Countertop in Master and Cultured Marble in Secondary Baths
- Elongated Commodes
- Direct Vent Fireplace with Mantle and Stone Surround
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Smoke Detector in Every Bedroom
- Indoor Utility/Laundry Room with Electrical Connections & Vent

### KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes 30" Gas Cooktop,

- Built-in Oven and Microwave Combo, Under the Cabinet Vent Hood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Decorative Cabinet Hardware
- Granite, Marble or Quartz 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
- Choice of Brick, Stone or Cedar Accents with Craftsman Fronts\* Base Prices Reflect Elevation Shown
- 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

- Two Exterior 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
- FHA/VA Approved
- HOA & Protective Covenants

\* Varies per Plan

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

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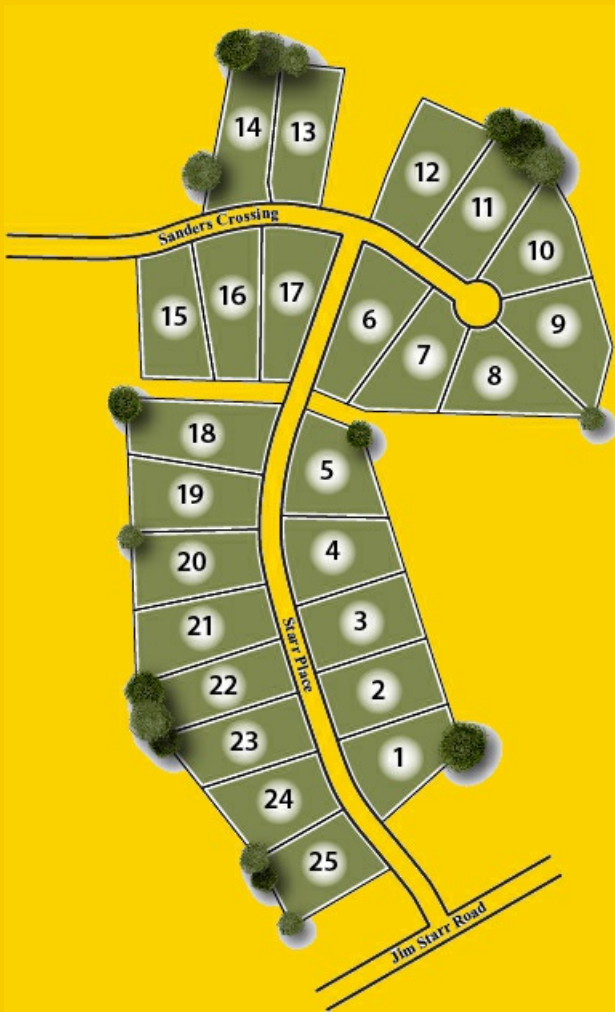
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COMMUNITY SITE **MAP**



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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