



**SOUTH FULTON COUNTY, GA**

# ESTATES AT CEDAR GROVE

FROM THE

**500's**

## **SALES CENTER**

8973 Cedar Grove Rd  
Chattahoochee Hills, GA 30213

## **HOURS OF OPERATION**

Monday - Saturday: 11am - 6pm  
Sunday: 1pm - 6pm

## **DIRECTIONS**

From I-85N- Sharpsburg Exit 51 turn Left to Hwy 29 turn Right go 5 miles to Cascade Palmetto Hwy 154 turn left, go straight, cross South Fulton Parkway continue to traffic Circle and exit 3<sup>rd</sup> turn onto Cedar Grove Road West. Estates at Cedar Grove community is on right in approximately 200 yards.

Come visit one of our newest communities, Estates at Cedar Grove in Chattahoochee Hills, minutes from Cochran Mill Park and easy access to Atl. Airport, Live your Dream in this upscale development that will showcase Jeff Lindsey Communities' award winning floor plans superior quality and unsurpassed value. Select your 1+ acre Homesite today!

## **KYLE JOHNSON**

770-309-8245  
kyle.johnson@jefflindseycommunities.com



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

**Lindsey Marketing  
Group** 

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



**ANDERSON B** Base Price: **\$642,500**  
3,496 sqft 4 Beds 3.5 Baths



**BELLINGER B** Base Price: **\$587,900**  
2,807 sqft 4 Beds 3 Baths



**BRANTLEY B** Base Price: **\$580,700**  
2,660 sqft 4 Beds 3 Baths



**CARAY C** Base Price: **\$617,500**  
2,792 sqft 5 Beds 3.5 Baths



**DANSBY B** Base Price: **\$571,900**  
2,633 sqft 4 Beds 3 Baths



**GORDON B** Base Price: **\$644,700**  
3,557 sqft 5 Beds 4 Baths



**HARRIS B** Base Price: **\$610,900**  
2,814 sqft 4 Beds 3 Baths



**JORDAN** Base Price: **\$745,900**  
5,331 sqft 5 Beds 5.5 Baths



**MILLWOOD B** Base Price: **\$626,500**  
3,454 sqft 5 Beds 4 Baths



**MURPHY B** Base Price: **\$639,900**  
3,692 sqft 5 Beds 3.5 Baths



**TURNER B** Base Price: **\$614,700**  
3,079 sqft 4 Beds 3.5 Baths



**WINFIELD B** Base Price: **\$609,500**  
3,071 sqft 5 Beds 3.5 Baths

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**SALES CENTER ASSOCIATE**  
Kyle Johnson - 770-309-8245

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\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2024-04-17 13:04 and subject to change thereafter.





AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
27	MILLWOOD B	\$621,475	3,454
34	ANDERSON B	\$663,600	4,006
32	MILLWOOD B	\$733,650	3,524

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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
- 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
- 5" Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast
- Tile Flooring in Laundry Room & all Bathrooms\*
- Granite in Master and Marble in Secondary Baths
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Stone Mantle
- Large Walk-In Closets
- Upgraded Low Voltage with Structured wiring Box
- 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 Includes Electric Cooktop, Vent Hood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and

#### Knobs\*

- Granite, Marble or Quartz 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
- 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

### ENERGY FEATURES

- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-13 Exterior Walls - R-38 Flat Ceilings

### COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Approximately 1+ 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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