



**JEFF LINDSEY
COMMUNITIES**

Live your dream.



COWETA COUNTY, GA

FERN MILL

FROM THE

400's

**FINAL OPPORTUNITY GORGEOUS
HOME ON APPROXIMATELY TWO
AND A HALF ACRES FROM THE 400's**

Live your dream in a Jeff Lindsey Communities home at Fern Mill! Only 6 homesites available in this ideally located community with 2.5 acre lots! You'll find 6 of our most popular floor plans, all with Owner's suite on the main and side entry garages. Just 2 miles from beautiful, historic downtown Senoia!

SALES CENTER
826 Rock House Road
Senoia, GA 30276

HOURS OF OPERATION
Please Call for Information

DIRECTIONS
From Senoia, take Hwy. 16 West, turn left on Rock House Road, go 1.4 miles (immediately after 4 way stop at Old Hwy. 85) Fern Mill will be on the left.

LISA JACKSON

770-616-9090

lisa@jefflindseycommunities.com

**Lindsey Marketing
Group**



JEFFLINDSEYCOMMUNITIES.COM

Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities 770-616-9090
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



PALMER B

Base Price: **\$396,500**
3,079 sqft 4 Beds 3.5 Baths

SALES CENTER
826 Rock House Road
Senoia, GA 30276

SALES CENTER ASSOCIATE
Lisa Jackson - 770-616-9090

HOURS OF OPERATION
Please Call for Information

These prices and features are accurate as of 2020-09-11 18:29 and subject to change thereafter.



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AVAILABLE INVENTORY

| LOT NUMBER | FLOOR PLAN | SALES PRICE | APPROX. SQUARE FOOTAGE |
|------------|------------|-------------|------------------------|
| 1 | PALMER B | \$399,900 | 3,079 |

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INCLUDED FEATURES *PLATINUM*

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Bullnose Sheetrock Corners
- Ceiling Fan in Family Room & Master Bedroom
- Choice of Designer Interior Doors
- Wrought Iron Pickets on Staircase*
- Coffered Ceiling with Crown in Dining Room
- Nickel or Bronze Knobs & Hinges
- Chair Rail and Shadow Box Trim in Dining Room
- 5" Hardwood 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
- Wood Burning Fireplace with Mantle and Stone Surround
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Disappearing Stairway
- Smoke Detector in Every Bedroom
- Designer Craftsman Columns*
- Phone Jacks in Master Bedroom & Kitchen
- Cable outlet in Every Bedroom & Family Room
- Pre-Wired for Security System
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Indoor Utility/Laundry Room with Electrical Connections & Vent

- Protective Ground Fault Interceptor Circuit in Wet Areas

KITCHEN

- Stainless Steel Under Mount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Electric 30' Cooktop, Built-in Oven and Microwave Combo, Vent Hood & Dishwasher
- Waterline for Ice Maker
- Raised Panel Cabinets with Decorative Cabinet Hardware
- 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

- Brick/Stone Accents with Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Packages
- 12' x 12' Uncovered Patio*
- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Front & Rear Electrical Outlets & Water Faucets

ENERGY FEATURES

- Electric Dryer Hook-up
- Quick Recovery Hot Water Heater
- Energy Efficient Heat & Air Systems
- Insulated Low E Windows and Doors
- R-30 Vaulted Ceilings
- R-13 Exterior Walls
- R-30 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Approximately 2.5 Acre Lots
- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved

* Varies per Plan

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

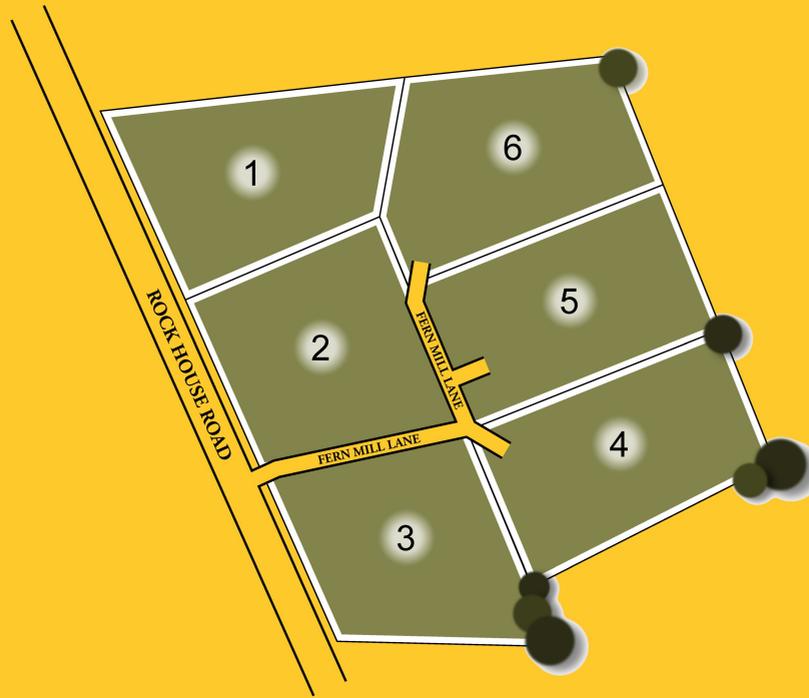
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COMMUNITY SITE MAP



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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