JEFF LINDSEY COMMUNITIES
Live your dream.

COWETA COUNTY, GA

GRACETON FARMS

FROM THE
400's

FINAL OPPORTUNITY

SALES CENTER
S Hunter St & Will Banks Rd
Senoia, GA 30276

HOURS OF OPERATION
Call for Appointment

DIRECTIONS
From Newnan: Take Hwy 16 East to South Hunter Street in Turin and turn right, Graceton Farms is one half mile on the left. From Peachtree City: Travel Hwy 54 South to Hwy 16. Take Hwy 16 East one half mile to South Hunter Street. Turn right and travel one half mile. Graceton Farms is on the left. From Senoia: Take Hwy 16 West to South Hunter Street in Turin. Turn left, Graceton Farms is one half mile on the left.

Looking for some elbow room and a place to breathe? Graceton Farms offers affordable country living just minutes from the city. Relax and enjoy the colors of the changing season or stroll the neighborhood's beautiful landscapes. Home buyers have consistently chosen Jeff Lindsey Communities because we offer outstanding value in a quality built home. Graceton Farms will offer 22 one acre home sites just outside of historic Turin, Ga. We are centrally located between Newnan, Peachtree City and Senoia with quick and easy access to I-85. Live your dream at a price you can afford at Graceton Farms.

VEE JOKJOHOR

404.379.7173
vee@jefflindseycommunities.com

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

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

CRAWFORD B 2,872 sqft 4 Beds 4 Baths

DANSBY B 2,633 sqft 4 Beds 3 Baths

SALES CENTER
S Hunter St & Will Banks Rd
Senoia, GA 30276

SALES CENTER ASSOCIATE
Vee Jokjohor - 404.379.7173

HOURS OF OPERATION
Call for Appointment

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2023-05-30 22:25 and subject to change thereafter.

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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
32	DANSBY B	$495,900	2,628

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INCLUDED ***FEATURES*** 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 Flooring or LVP in Laundry Room & all Bathrooms*
- Cultured Marble Countertops in all Bathrooms
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Mantle and Marble or 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 Electric Range, Microhood & 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’ Fiberglass Shower*
- Fiberglass Garden Tub*
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- 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
- Two Exterior 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-13 Exterior Walls - R-30 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

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

* Varies per Plan

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

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Lindsey Marketing Group

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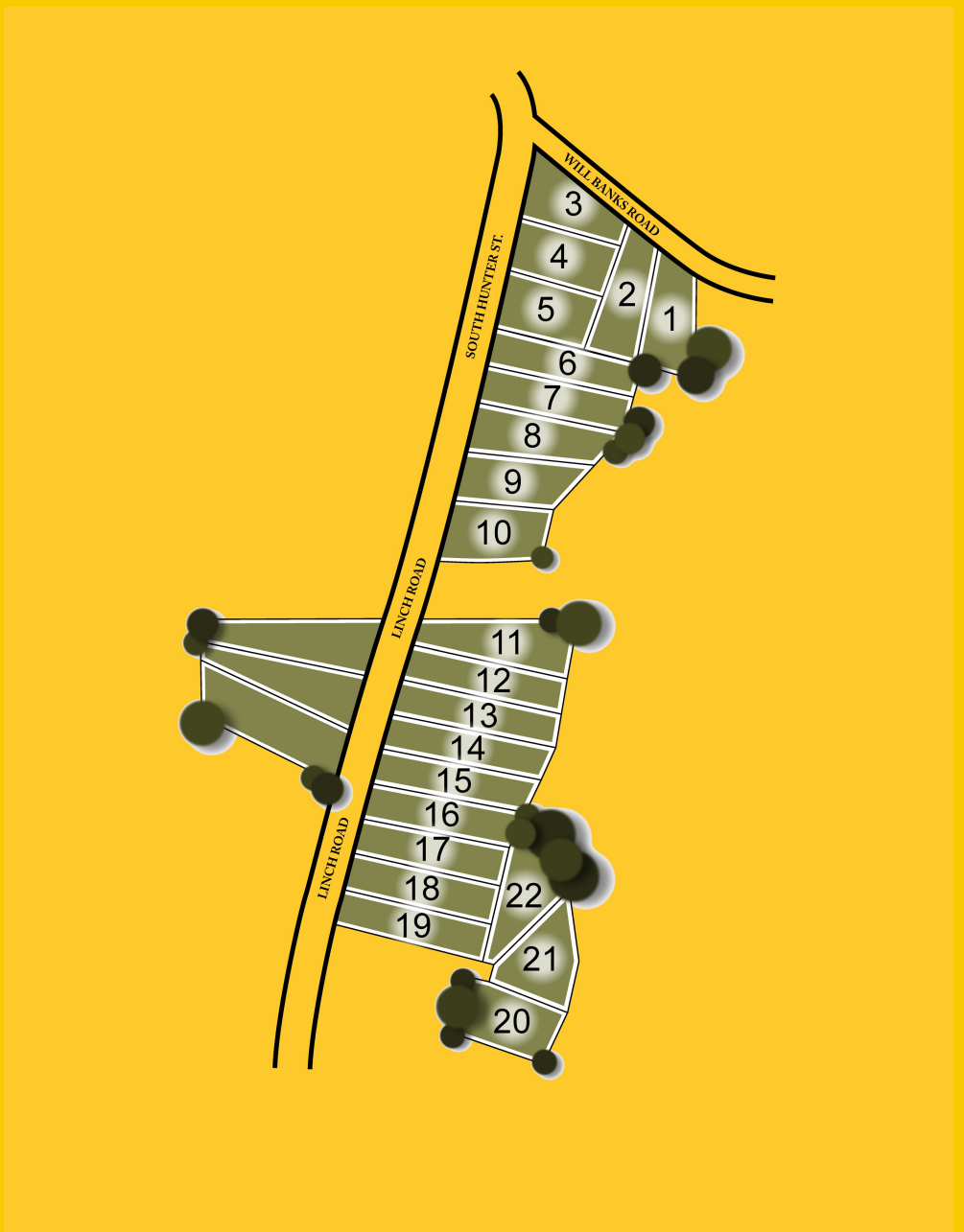
COMMUNITY SITE **MAP**



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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