



COWETA COUNTY, GA

GROVE PARK

FROM THE

600's

Now Selling from the \$600's

SALES CENTER

196 Grove Park
Senoia, GA 30276

HOURS OF OPERATION

Mon-Saturday: 11 am- 6 pm
Sunday: 1 pm – 6 pm

DIRECTIONS

From Newnan – Travel HWY 16 East towards Turin. Right on Old Highway 85. Stay on Old Highway 85 and cross over Rockhouse Rd. Grove Park is located on your right Between Rockhouse Rd and Luther Bailey Rd.

From Atlanta – I 85 South to Exit 61 SR-74 towards Peachtree City. Turn Left onto 74 / Joel Cowan Parkway. Turn Right onto Rock-a-Way Rd towards Downtown Senoia. Cross over HWY 16 onto Luthers Bailey Rd. Right on Old HWY 85. Grove Park will be on your Left.

New Modern Farmhouse Style Community

Welcome to Grove Park, a new Modern Farmhouse Style Jeff Lindsey Community, resting in the heart of Senoia. This community offers one acre lots with beautiful homes featuring painted brick accents and stained cedar posts. Two Story, Ranch, and Owner's Suite on the Main floorplans that include our new 2020 Platinum Standard Features. Call today to reserve a Homesite for Your Dream Home! Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!

FELECIA ASHURST

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LEELLEN DEVRIES

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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 Base Price: **\$626,900**
2,977 sqft 4 Beds 3 Baths



BRYANT F 90 Base Price: **\$699,500**
3,635 sqft 4 Beds 4 Baths



DANSBY F Base Price: **\$605,700**
2,628 sqft 4 Beds 3 Baths



GREYWELL F Base Price: **\$690,700**
3,662 sqft 5 Beds 4 Baths



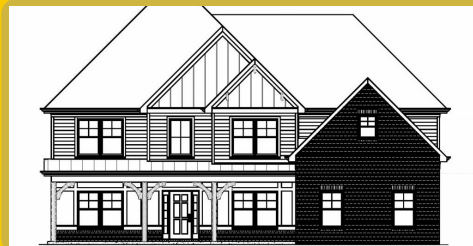
HARPER F Base Price: **\$679,900**
3,570 sqft 5 Beds 4 Baths



HARRIS F Base Price: **\$637,900**
2,948 sqft 4 Beds 3 Baths



JORDAN F Base Price: **\$767,700**
5 Beds 5.5 Baths



MILLWOOD F Base Price: **\$647,500**
3,463 sqft 5 Beds 4 Baths



MURPHY F Base Price: **\$662,900**
3,700 sqft 5 Beds 3.5 Baths



PALMER F Base Price: **\$644,900**
3,223 sqft 4 Beds 3.5 Baths



SPRINGER F Base Price: **\$621,500**
2,765 sqft 4 Beds 3 Baths



STERLING F Base Price: **\$775,500**
5,291 sqft 5 Beds 5.5 Baths

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2025-07-03 07:00 and subject to change thereafter.



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SUTTON F

Base Price: **\$638,900**
2,946 sqft 5 Beds 3.5 Baths



WOODBURY F

Base Price: **\$673,900**
3,702 sqft 4 Beds 3.5 Baths

SALES CENTER
196 Grove Park
Senoia, GA 30276

SALES CENTER ASSOCIATE
Felecia Ashurst - 404-551-0785
LeEllen DeVries - 678-849-5865

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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
11		\$669,900	2,977
90	MILLWOOD F	\$713,405	3,458
68	WOODBURY F	\$739,900	3,700

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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 & Owner's Suite
- 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 in Master and Cultured Marble in Secondary Baths
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Mantle and Stone Surround

KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances- Includes Electric Cooktop,

- Under Cabinet Vent Hood, Built-in Oven and Microwave Combo & 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
- Painted Brick Accents and Cedar Posts Per Plan Elevation*
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Side Entry Garages
- Master Planned Landscape Package
- 12' x 12' Patio*
- Lifetime Vinyl Soffit
- 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
- Street Lights and Sidewalks
- Approximately 1 acre per lot
- Open Air Pavillion, Community Playground, Raised Garden Planters, Blueberry Garden and Muscadine Vineyard

* 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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