



# JEFF LINDSEY COMMUNITIES

*Live your dream.*



**COWETA COUNTY, GEORGIA**

## **GUNBY FARMS**

FROM THE

**700's**

### **TWO HOMESITES 2.5 ACRES EACH**

#### **SALES CENTER**

\*No Sales Center On Site  
Sharpsburg, Georgia 30277

#### **HOURS OF OPERATION**

Call for Appointment

#### **DIRECTIONS**

From Hwy 34 East, turn right on Hwy 54 to 1.4 miles to lots on the left across from Tanglewood Ln.

From Hwy. 16/Hwy. 54 roundabout, travel right on Hwy 54 North to 2.7 miles to lots on right across from Tanglewood Ln.

A fantastic opportunity awaits you at Gunby Farms! Limited homesites are available. There are only 2 lots - each are 2.5 acres, nestled in the pines off Highway 54 in Sharpsburg. This unique location offers quick access to Newnan, Peachtree City, and Interstate 85. Homebuyers consistently choose Jeff Lindsey Communities because we provide outstanding value in a quality built home. Live Your Dream at Gunby Farms!

#### **J.R. OZLEY**

770.301.2504

jr@jefflindseycommunities.com



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



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

**JEFFLINDSEYCOMMUNITIES.COM**

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



**GREYWELL A**

Base Price: **\$796,700**  
3,662 sqft 5 Beds 4 Baths

**SALES CENTER**

\*No Sales Center On Site  
Sharpsburg, Georgia 30277

**SALES CENTER ASSOCIATE**

J.R. Ozley - 770.301.2504

**HOURS OF OPERATION**

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These prices and features are accurate as of 2023-05-30 22:25 and subject to change thereafter.



AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
1	GREYWELL A	\$749,700	3,662

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## INCLUDED FEATURES PLATINUM

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square or Bullnose Sheetrock Corners
- 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 Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast\*
- Tile Flooring in Laundry Room & all Bathrooms\*
- Granite in Master and Cultured Marble in Secondary Baths
- Elongated Commodes
- Wood Burning Fireplace with Mantle and Stone or Marble Surround
- Large Walk-In Closets
- Low Voltage with Structured wiring Box
- Indoor Utility /Laundry Room with Electrical Connections & Vent

### KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Electric Cooktop, Dishwasher, Microwave, and Range
- Granite Countertops
- Decorative Tile Backsplash
- Chef's Pantry with Shelving Suite

- Under Cabinet Vent Hood, Built in Oven/Microwave combo & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Decorative Cabinet Hardware
- Granite Countertops
- Decorative Tile Backsplash
- Chef's Pantry with Shelving Suite

### MASTER SUITE

- Double Custom Vanities
- 5' Tile Shower\* - 5' 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

- Modern Farmhouse Fronts with Fiber Cement Siding on Sides and Back
- Side Entry Garage
- 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
- Floodlights

- Two Exterior Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

### ENERGY FEATURES

- 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
- Protective Covenants
- Approximately 2.5 acres per lot

\*Varies per Plan

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

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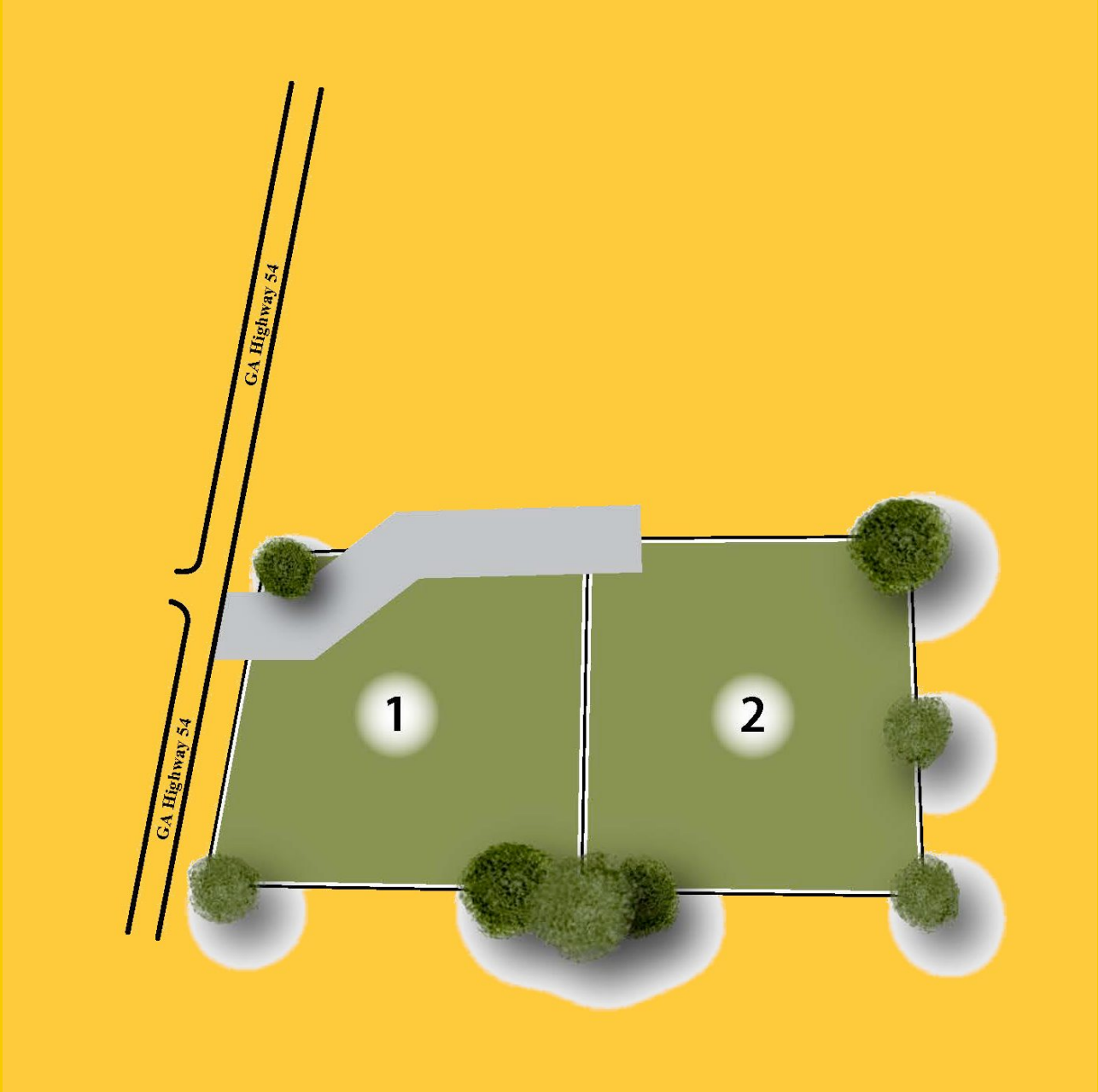


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**COMMUNITY SITE MAP**



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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