



SOUTH FULTON COUNTY, GA

HEATHERWOOD MANOR

FROM THE

500's

**NOW SELLING IN CHATTAHOOCHEE
HILLS, SOUTH FULTON COUNTY**

SALES CENTER

9465 Glacial Lane
Chattahoochee Hills, GA 30213

HOURS OF OPERATION

Monday-Saturday: 11am-6pm

Sunday: 1-6pm

Call for Information

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 3rd turn onto Cedar Grove Road West. Heatherwood community is on right in 2 miles.

From I-285- I-285 to South Fulton Parkway on SFP go approx. 6 miles to Cedar Grove Rd, make Right and go to end, make right, go to traffic Circle and exit 3rd turn onto Cedar Grove Road West. Heatherwood community is on right in 2 miles.

COME VISIT OUR NEWEST COMMUNITY

Come visit our newest community, Heatherwood Manor 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 floorplans superior quality and unsurpassed value. Select your 1+ acre Homesite today!

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JEFFLINDSEYCOMMUNITIES.COM

**Lindsey Marketing
Group**

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.



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 & 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 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*
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Mantle and 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 30' Electric Cooktop, Built-in Oven and Microwave Combo, Under Cabinet Vent Hood & 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 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
- Brick/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

- 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
- Approximately 1 to 1+ acres per lot
- Side Entry Garage*

* Varies per Plan

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

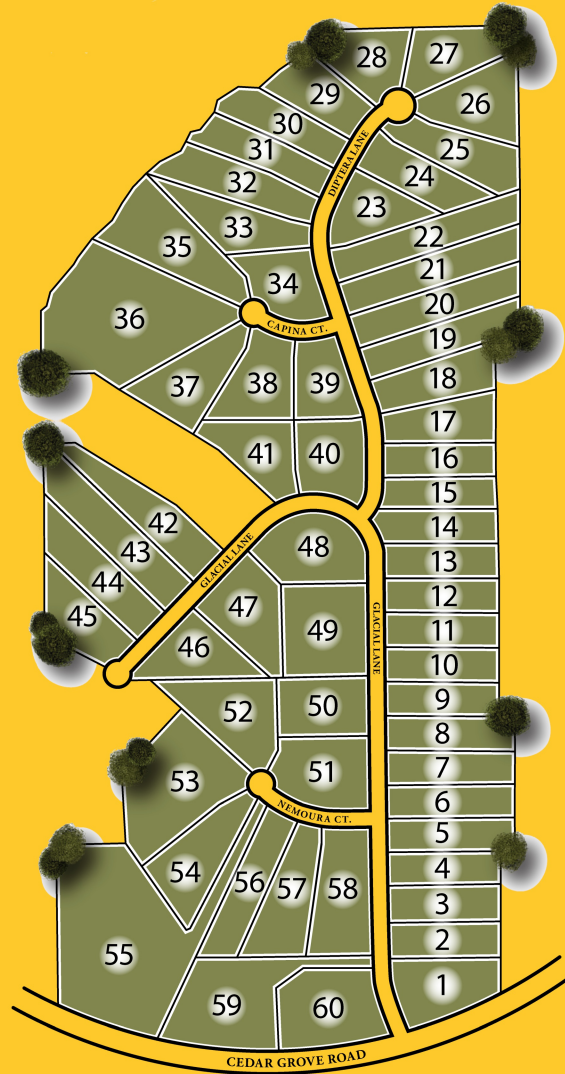
*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2022-11-09 20:51 and subject to change thereafter.



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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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