



**JEFF LINDSEY
COMMUNITIES**

Live your dream.



COWETA COUNTY, GA

HENRY POINT ESTATES

FROM THE

400's

ONLY ONE HOME REMAINS

SALES CENTER

100 Witcher rd
Newnan, GA 30263

HOURS OF OPERATION

Monday - Saturday: 11am - 5pm

Sunday: 1pm - 5pm

Call for Information

DIRECTIONS

From Atlanta: Take I-85 South to Exit #47 Turn Right. At 3rd Light Turn Right on Millard Farmer Industrial / Newnan By-Pass. Travel approximately 2 miles (6 Lights) and turn right on GA Hwy 27/16. Go 3/4 mile and bear right onto Witcher Road.

Henry Point is country living just six miles west of I-85, Exit 47 in Newnan, Georgia. Enjoy living on a minimum of five acres! Only 1 home available. All county codes and restrictions will apply but there is no homeowners association at Henry Point. If "farm life" is what you're looking for, you'll find it at Henry Point.

JANICE CRISP

(770) 231-7465

janice@jefflindseycommunities.com

**Lindsey Marketing
Group**



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.

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



BENSON A XL

Base Price: **\$470,000**
2,977 sqft 4 Beds 3 Baths

SALES CENTER
100 Witcher rd
Newnan, GA 30263

SALES CENTER ASSOCIATE
Janice Crisp - (770) 231-7465

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*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2022-07-05 15:55 and subject to change thereafter.



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INCLUDED FEATURES GOLD

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Ceiling Fan in Family Room & Pre-Wire in Owner's Suite
- Choice of Designer Interior Doors
- Wood Pickets on Staircase
- Chair Rail and Shadow Box Trim in Dining Room
- Coffered Ceiling in Dining Room
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast *
- Tile Flooring or LVP in Laundry and all Bathrooms*
- Cultured Marble Countertop in all bathrooms
- Elongated Commodes
- Wood Burning Fireplace with Mantle and Stone or Marble Surround
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Smoke Detector in Every Bedroom
- Phone Jacks in Master Bedroom & Kitchen
- Cable outlet in Every Bedroom & Family Room
- 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 Undermount Sink

- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances- Includes Electric Range, Microhood & Dishwasher
- Waterline for Ice Maker
- 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' Shower
- Garden Tub*
- 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' Patio*
- Lifetime Vinyl Soffit

- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Front & Rear Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

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

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- Approximately 5+ Acre Lots
- Decorative Mailbox and Post

* Varies per Plan

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

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