



COWETA COUNTY, GA
HIGHGATE 1

FROM THE
560's

**One Plus Acre Homesites and Choice of Front Elevation
Style Make this Community Unique**

SALES CENTER

27 Cedara Dr
Newnan, GA 30263

HOURS OF OPERATION

Monday - Saturday: 11am - 6pm
Sunday: 1pm - 6pm

DIRECTIONS

From I-85 North, take a right on exit #51 McCollum/Sharpsburg on Hwy 154. Turn left on Hwy 154 going north for 1/2 mile to left on Hwy 29 north. Travel 1.8 miles then turn right on Cedar Creek Rd. then 1.5 miles to subdivision on left.

Your search is over! Create a lifetime of lasting memories at Highgate, the newest and best subdivision offered by Jeff Lindsey Communities. Ideally located at Hwy. 29 and Cedar Creek Rd. just a few miles from I-85, Newnan, and Peachtree City. This Jeff Lindsey Community offers unique combinations of a Farmhouse/Craftsman elevations or optional elevations featuring stone, brick, and shake. All lots are 1+ acre and offer superior craftsmanship and attention to detail that is always expected with unparalleled customer service that have made Jeff Lindsey Communities the number one builder in Coweta County and beyond. Come by for a visit and leave with a new home!!

TINA WIMBY

678.663.3088

tina.wimby@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.



JEFFLINDSEYCOMMUNITIES.COM

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



BENSON B XL

2,977 sqft 4 Beds 3 Baths



SPRINGER A

2,765 sqft 4 Beds 3 Baths



WOODBURY A

3,702 sqft 4 Beds 3.5 Baths

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SALES CENTER ASSOCIATE
Tina Wimby - 678.663.3088

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*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2024-07-02 15:20 and subject to change thereafter.



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AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
1	BENSON B XL	\$579,900	2,977
10	SPRINGER B	\$648,225	2,765
26	HARRIS A	\$652,600	2,809

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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 & 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
- Direct Vent Fireplace with Mantle and Stone 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 Gas Cooktop, 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 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
- Farmhouse Inspired Exterior*(Ask Agent for Pricing on Other Elevation Options)
- 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
- 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-13 Exterior Walls - R-30 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Side Entry Garages
- Approximately 1+ acres per lot

* Varies per Plan

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

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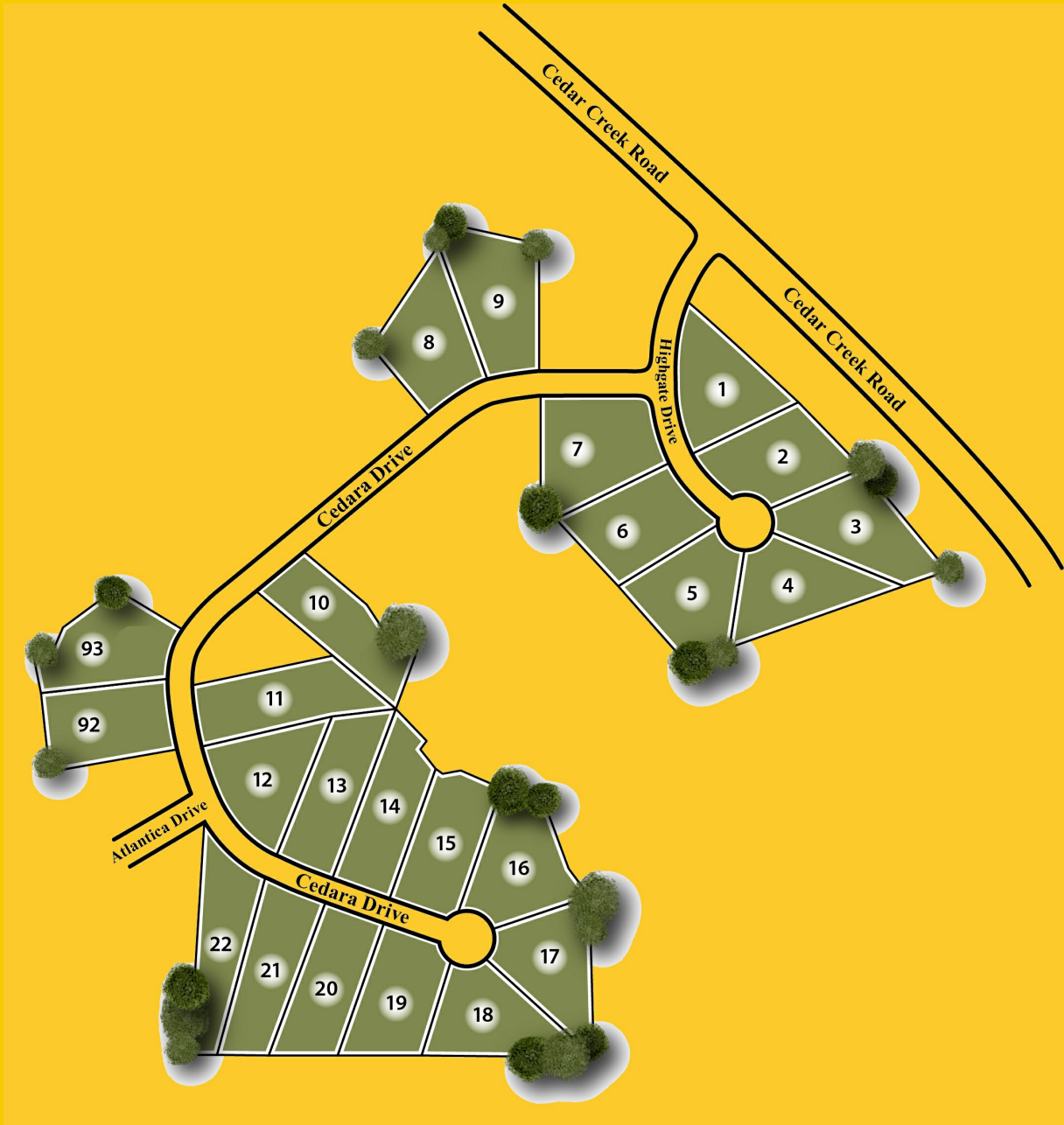
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COMMUNITY SITE MAP



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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