



COWETA COUNTY, GA

LINCHWOOD

FROM THE

300's

**NEW COMMUNITY FROM THE \$300'S
27 SPACIOUS LOTS LOCATED
MINUTES FROM DOWNTOWN AND
PEACHTREE CITY**

SALES CENTER

10 Linchwood Drive
Senoia, GA 30276

HOURS OF OPERATION

Call for Information
Monday - Saturday: 11am - 6pm
Sunday: 1pm - 6pm

DIRECTIONS

From Peachtree City: Travel HWY 54 South for approximately 5 miles. Turn Left onto Hwy 16 East and travel for 0.5 mile. Turn Right onto South Hunter Street for 0.5 mile. South Hunter Street becomes Linch Road. Travel approximately 2 miles and Linchwood will be on the right.

IDEAL BALANCE OF COUNTRY LIFE AND CITY CONVENIENCE

Come Live Your Dream at Linchwood Estates! This spacious 27 lot community offers the perfect balance of tranquil country living and contemporary city convenience. Located just minutes from Peachtree City and downtown Senoia, this upscale development will showcase Jeff Lindsey Communities' award winning floorplans, unsurpassed quality and superior value. Find out today why so many families are calling historic Coweta County home!

DARRYL JACKSON

770.296.1868

darryl@jefflindseycommunities.com

MIKE FIELDS

678.525.1266

mike.fields@jefflindseycommunities.com



JEFFLINDSEYCOMMUNITIES.COM

**Lindsey Marketing
Group**

Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities 770.296.1868
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



PALMER B

Base Price: **\$351,700**
3,079 sqft 4 Beds 3.5 Baths

SALES CENTER
10 Linchwood Drive
Senoia, GA 30276

SALES CENTER ASSOCIATE
Darryl Jackson - 770.296.1868
Mike Fields - 678.525.1266

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AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
27	DANSBY C	\$373,450	2,668
22	PALMER B	\$384,050	3,079

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INCLUDED FEATURES PLATINUM

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Bullnose Sheetrock Corners
- Ceiling Fan in Family Room & Master Bedroom
- Choice of Designer Interior Doors
- Wrought Iron Pickets on Staircase
- Coffered Ceiling with Crown in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Bronze or Nickel Knobs & Hinges
- 5" Hardwood in Foyer, Dining, Kitchen/Breakfast
- Tile Flooring in Laundry Room & all Bathrooms
- Cultured Marble Countertops in all Bathrooms
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Stone Hearth
- Pre-Finished Engineered Shelving
- Large Walk-In Closets
- Disappearing Stairway
- Smoke Detector in Every Bedroom
- Designer Craftsman Columns*
- Phone Jacks in Master Bedroom & Kitchen
- Cable outlet in Every Bedroom & Family Room
- Pre-Wired for Security System
- Designer Bronze or Nickel Lighting & Plumbing Fixtures
- Indoor Utility /Laundry Room with Electrical Connections & Vent
- Protective Ground Fault Interceptor Circuit in Wet Areas

KITCHEN

- Stainless Steel Under Mount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Built in Oven and Microwave, Electric Cooktop, Vent Hood & Dishwasher
- Waterline for Ice Maker
- Raised Panel Cabinets with Knobs
- Granite Countertops
- Decorative Tile Backsplash
- Chef's Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanities
- 5' Tile Shower*
- Designer Bronze or Nickel 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
- Stone Accents with Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Packages

- 12' x 12' Uncovered Patio*
- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- 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-30 Vaulted Ceilings
- 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

* Varies per Plan

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

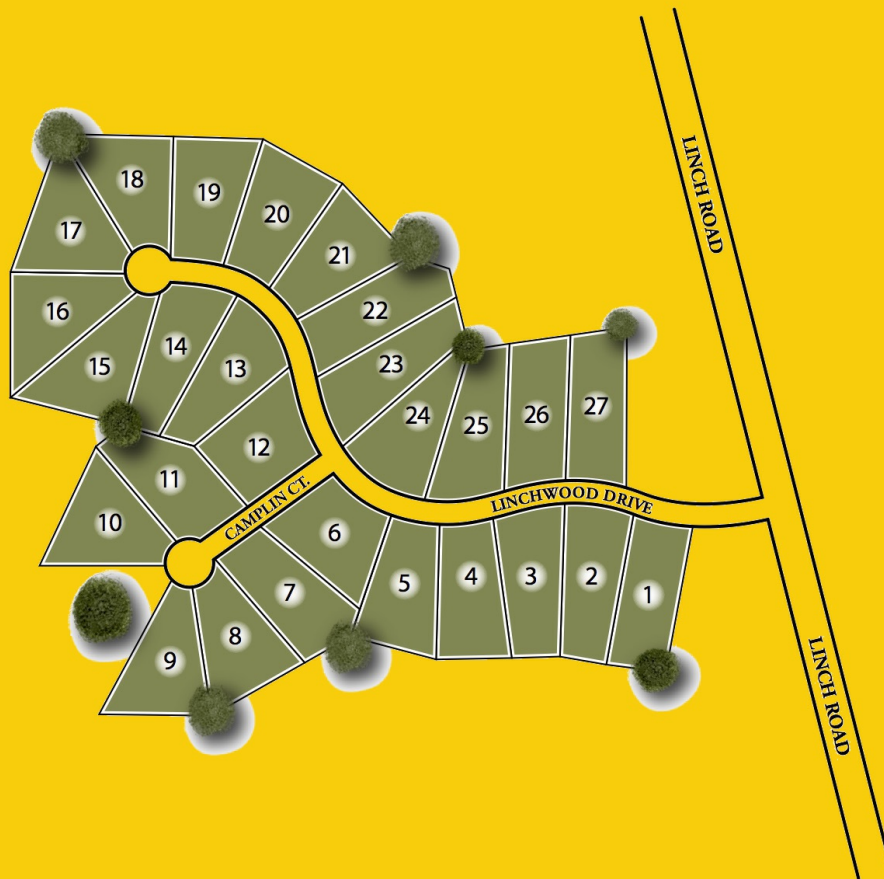
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COMMUNITY SITE MAP



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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