



**JEFF LINDSEY
COMMUNITIES**

Live your dream.



FAYETTE COUNTY, GA

LONGBOAT PHASE II

FROM THE

500's

**NEW HOMES FROM THE HIGH 500'S
IN A PREMIER LAKESIDE COMMUNITY
2 MINUTES FROM PEACHTREE CITY**

SALES CENTER
10 Dockstreet Alley
Fayetteville, GA 30215

HOURS OF OPERATION
Monday - Saturday: 11am - 5pm
Sunday: 1pm - 5pm

DIRECTIONS
Directions From Fayetteville: From GA Highway 85 South, turn right on West Lanier/GA 54 West toward Peachtree City go about 6.3 miles, and make a u-turn at Governors Square and make a right into subdivision (Boat Water Bend) just pass Gatekeeper Property Management.
Directions From Peachtree City: Take GA 54 East (toward Fayetteville) approximately 5 miles, right into subdivision (Boat Water Bend) just pass Gatekeeper Property Management.

A PERFECT SETTING FOR LIFE IN OUR LAKESIDE COMMUNITY

Don't miss out on these final opportunities for owning a brand-new home in the perfect setting for life....Longboat!!!

This premier 4-sided brick community, nestled in the heart of the McIntosh School District on the edge of Peachtree City, is within minutes of shopping, first-rate restaurants, convenient access to Interstate 85 and Piedmont-Fayette Hospital!

VEE JOKJOHOR

404.379.7173

vee@jefflindseycommunities.com

**Lindsey Marketing
Group**

Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities 404.379.7173
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



STERLING B

Base Price: **\$673,500**
5,291 sqft 5 Beds 5.5 Baths

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SALES CENTER ASSOCIATE
Vee Jokjohor - 404.379.7173

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INCLUDED FEATURES WATERMARK

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Ceiling Fan in Family Room & Master Bedroom, Pre-Wire in Secondary Rooms
- 5 Panel Rockport Doors with Lever Handles
- 2-Piece Crown Molding in Foyer*
- Wrought Iron Pickets on Staircase with Stained Oak Treads
- Coffered Ceiling with Crown in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Satin Nickel or Bronze Knobs & Hinges
- 5" Hardwood in Foyer, Dining, Kitchen/Breakfast
- 7.25" Baseboards on First Floor 5.25" on Other Floors
- Tile Flooring in Laundry Room & all Bathrooms
- Framed Mirror in Master and Downstairs Baths
- Granite Countertops in all Bathrooms
- Elongated Commodes
- Garage Door Opener with Remotes
- Direct Vent Fireplace with Raised Stone Hearth
- Custom Wood Shelving in Pantry and Master Closet
- Large Walk-In Closets*
- Smoke Detector in Every Bedroom
- Phone Jacks in Master Bedroom & Kitchen
- Cable outlet in Every Bedroom & Family Room
- Pre-Wired for Security System
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Protective Ground Fault Interceptor Circuit in Wet Areas

KITCHEN

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

MASTER SUITE

- Double Custom Vanity
- 5' Tile Shower*
- Semi Frameless Designer Nickel or Bronze Swinging Shower Door
- Drop In Garden Tub with Tile Surround & Roman Faucet
- Large Carpeted Walk-In closet with Built-in Wood Shelving
- Vaulted Ceiling and/or Trey Ceiling*
- Private Sitting Room*

EXTERIOR

- 4 Sides Brick
- Architectural Roof Shingles
- Master Planned Landscape Packages
- 12' x 12' Uncovered Patio*

- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights (2)
- 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
- Wooded 1+ Acre Lots

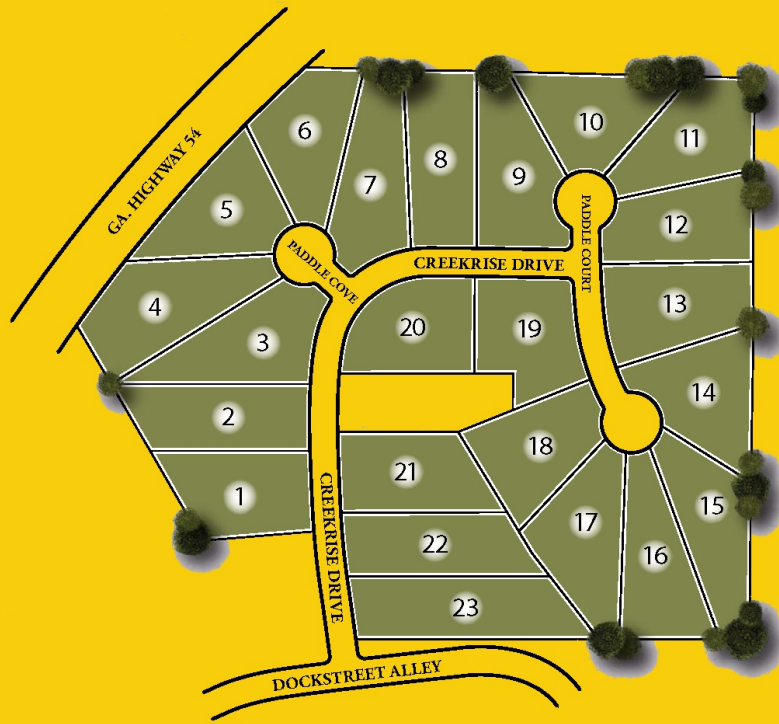
* Varies per Plan

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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