



COWETA COUNTY, GA

## NORTH FARMS

FROM THE

490's

### NOW SELLING

#### SALES CENTER

3478-3452 Sharpsburg McCollum Rd  
Newnan, GA 30265

#### HOURS OF OPERATION

Please Call for Information

#### DIRECTIONS

From I-85 South, take exit 51 (Hwy 154 Sharpsburg-McCullum Road) and turn left. Go approximately 2 miles to North Farms on the right.

From downtown Newnan, take Hwy 34 towards Thomas Crossroads and turn left on Hwy 154. Go approximately 2 miles and North Farms on the left

Six Beautiful New Homes on five acre homesites within minutes of I-85, local shopping, schools and entertainment. Ranch, Two-Story and Owner's Suite-on-Main plans ranging from 2,800 SqFt to over 3,500 SqFt

#### JANICE CRISP

770.231.7465

[janice@jefflindseycommunities.com](mailto:janice@jefflindseycommunities.com)

**Lindsey Marketing  
Group**



**JEFFLINDSEYCOMMUNITIES.COM**

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



**BENSON A XL** Base Price: **\$495,000**  
2,977 sqft 4 Beds 3 Baths



**GORDON A** Base Price: **\$534,000**  
3,557 sqft 5 Beds 4 Baths



**GREYWELL A** Base Price: **\$548,400**  
3,662 sqft 5 Beds 4 Baths



**MURPHY B** Base Price: **\$525,200**  
3,692 sqft 5 Beds 3.5 Baths



**PALMER A** Base Price: **\$512,000**  
3,079 sqft 4 Beds 3.5 Baths



**SPRINGER B** Base Price: **\$496,200**  
2,765 sqft 4 Beds 3 Baths



**SUTTON A** Base Price: **\$515,400**  
2,946 sqft 5 Beds 3.5 Baths



**WOODBURY B** Base Price: **\$540,400**  
3,711 sqft 4 Beds 3.5 Baths

**SALES CENTER**  
3478-3452 Sharpsburg McCollum Rd  
Newnan, GA 30265

**SALES CENTER ASSOCIATE**  
Janice Crisp - 770.231.7465

**HOURS OF OPERATION**  
Please Call for Information

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2021-10-12 16:43 and subject to change thereafter.



**Lindsey Marketing  
Group**







## 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 & Master Bedroom
- 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
- Wood Burning Fireplace with Mantle and Stone Surround
- Large Walk-In Closets
- Low Voltage Package 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 Electric Cooktop, Vent Hood, Built-in Oven and 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
- 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
- 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
- Protective Covenants
- Approximately 5 acres per lot
- Farmhouse Inspired Exteriors

\* 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 2021-10-12 16:43 and subject to change thereafter.



**Lindsey Marketing  
Group**



**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.

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2021-10-12 16:43 and subject to change thereafter.



**Lindsey Marketing  
Group**

