

COWETA COUNTY,

OAK CREEK TRAIL

FROM THE

400's

SALES CENTER



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.

AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
18	BENSON A	\$499,900	2,314
11		\$509,850	2,831
10	CRAWFORD A	\$529,850	2,872

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2023-05-30 22:25 and subject to change thereafter.



INCLUDED **FEATURES** PLATINUM

INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square or Bullnose Sheetrock Corners - Delete
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Master Bedroom - Ceiling Fan in Family Room & Pre-Wire in Master Bedroom
- Ceiling Fan pre-wire in Secondary Bedrooms - Delete
- Choice of Designer Interior Doors
- Wrought Iron Pickets on Staircase - Wood Pickets on Staircase
- 5" Newells at Bottom of 1st Floor Stairs - Delete
- Coffered Ceiling with Crown in Dining Room - Coffered Ceiling in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- 5" Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast - 3" Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast
- Tile Flooring in Laundry Room & all Bathrooms*
- Granite in Master and Marble in Secondary Baths - Cultured Marble Countertops in all Bathrooms
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Direct Vent Fireplace with Stone Mantle - Wood Burning Fireplace with Stone Mantle - Stone or Marble Surround
- Large Walk-In Closets
- Upgraded Low Voltage with Structured wiring Box
- Pre-Wired for Security System
- Indoor Utility /Laundry Room with Electrical Connections

& Vent

KITCHEN

- Stainless Steel Under Mount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Gas Cooktop - Includes Electric Cooktop, Vent Hood & Dishwasher
- Stainless Steel Appliances - Includes Gas Range - Includes Electric Range, Vent Hood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Knobs*
- Granite Countertops
- Decorative Tile Backsplash*
- Chef's Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanities
- 5' Tile Shower* - 5' Shower
- Designer Nickel or Bronze Swinging Shower Door
- Garden Tub with Tile Surround & Roman Faucet - Garden Tub*
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Stone Accents with Craftsman Fronts - Brick/Stone

Accents with Craftsman Fronts - 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
- Front & Rear Electrical Outlets & Water Faucets

ENERGY FEATURES

- 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 - County Water & Sewer - City Water & Sewer
- FHA/VA Approved
- HOA & Protective Covenants - Protective Covenants - Delete
- Street Lights - Delete
- Approximately ___ acres per lot

*Varies per Plan

Photo shown is representation & may reflect

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