



COWETA COUNTY, GA

## ROCK CABIN LAKE

FROM THE

500's

### NEW COMMUNITY WITH FIVE ACRE PLUS HOMESITES IN THE \$500's

#### SALES CENTER

Sanders-Davis Road and Pierce Chapel Road  
Newnan, GA 30263

#### HOURS OF OPERATION

Please Call for Information  
Monday-Saturday: 11am-5pm  
Sunday: 1pm-5pm

#### DIRECTIONS

I-85 South, turn right onto Hwy 34 Bullsboro Drive. Turn right on Millard Farmer Industrial Blvd (By-pass). Go 5 miles to right on GA-34 W (Franklin Hwy). Sanders-Davis Road and Pierce Chapel Road are approximately 4.5 miles on the right.

At Rock Cabin Lake, we are offering five large wooded lots with a minimum lot size of 5 acres. Enjoy the lifestyle of rural living without giving up the easy access to shopping, restaurants and the interstate. Each home will have GOLD Plus Standard Features that include granite counters in the kitchen, soft close cabinets and wall oven appliance package. Master bath with garden tub, dual vanities and tile shower. Choose from Ranch, Two-Story or Owner's Suite on the Main plans. Pre-Selling now.

#### JANICE CRISP

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**JEFFLINDSEYCOMMUNITIES.COM**

AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
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16	SPRINGER A	\$662,094	2,802
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\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2023-01-19 19:02 and subject to change thereafter.





## INCLUDED STANDARD *FEATURES* GOLD PLUS

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square Sheetrock Corners
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Pre-Wire in Master Bedroom
- Choice of Designer Interior Doors \*
- Wood Pickets on Staircase
- Coffered Ceiling 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 or LVP Flooring in Laundry Room & all Bathrooms\*
- Cultured Marble Countertops in all Bathrooms
- Elongated Commodes
- Wood Burning 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 Electric Cooktop,

- Under the 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\*
- Garden Tub\*
- Large Carpeted Walk-In closets
- Vaulted Ceilings\*
- Trey Ceilings\*
- Private Sitting Room\*

### EXTERIOR

- Fiber Cement Siding
- Modern Farmhouse A Elevation
- 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

- 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 5 acres per lot

\* Varies per Plan

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

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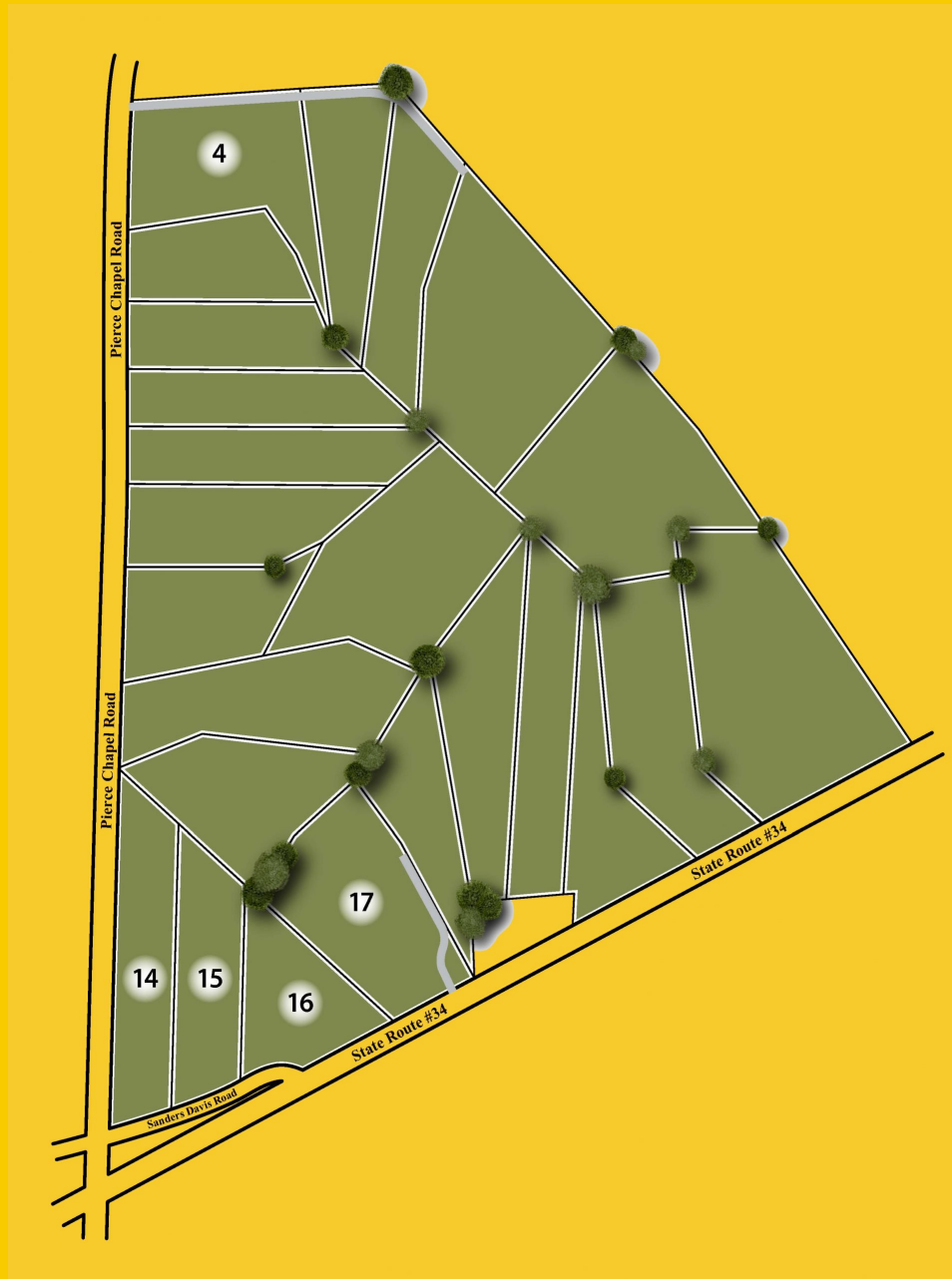


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**COMMUNITY SITE MAP**



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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