



MUSCOGEE COUNTY, GA

SEARS POND

FROM THE

300's

NEW HOMES FROM THE \$300'S BEAUTIFUL LAKE COMMUNITY

SALES CENTER

3916 Pond View Court
Columbus, GA 31907

HOURS OF OPERATION

Call for Appointment

DIRECTIONS

From I-185 South to Exit 6. Turn Left onto Macon Road.
Travel for approximately 2 miles and Sears Pond is on the left.

Welcome to Sears Pond, a beautiful scenic lake community conveniently located near Midtown Columbus, I-185, FT. Benning, and all that Columbus has to offer.

Come visit today to pick out your lot before it quickly sells!

JR OZLEY

770-301-2504

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Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities 770-301-2504

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Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.



INCLUDED **FEATURES** *SILVER*

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
- Trimmed Knee Wall on Staircase
- Coffered Ceiling in Dining Room*
- Nickel or Bronze Knobs & Hinges
- LVP in Foyer, Dining, Kitchen/Breakfast and Master Bath
- Vinyl Flooring in Laundry Room & Secondary Bathrooms
- Laminate Counter tops in Secondary Bathrooms
- Garage Door Opener with 2 Remotes
- Direct Vent 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 Gas Range, Microhood & Dishwasher
- Flat Panel with Decorative Cabinet Hardware and Crown Trim

- Granite Countertops
- Decorative Tile Backsplash*
- Chef's Pantry with Shelving Suite

MASTER SUITE

- Double Custom Cultured Marble Vanity
- 5' Shower and Garden Tub*
- 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
- 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-13 Exterior Walls - R-30 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- City Water & Sewer
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Sidewalks
- Approximately 0.25+ Acre Lot

* 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 2023-08-29 20:27 and subject to change thereafter.



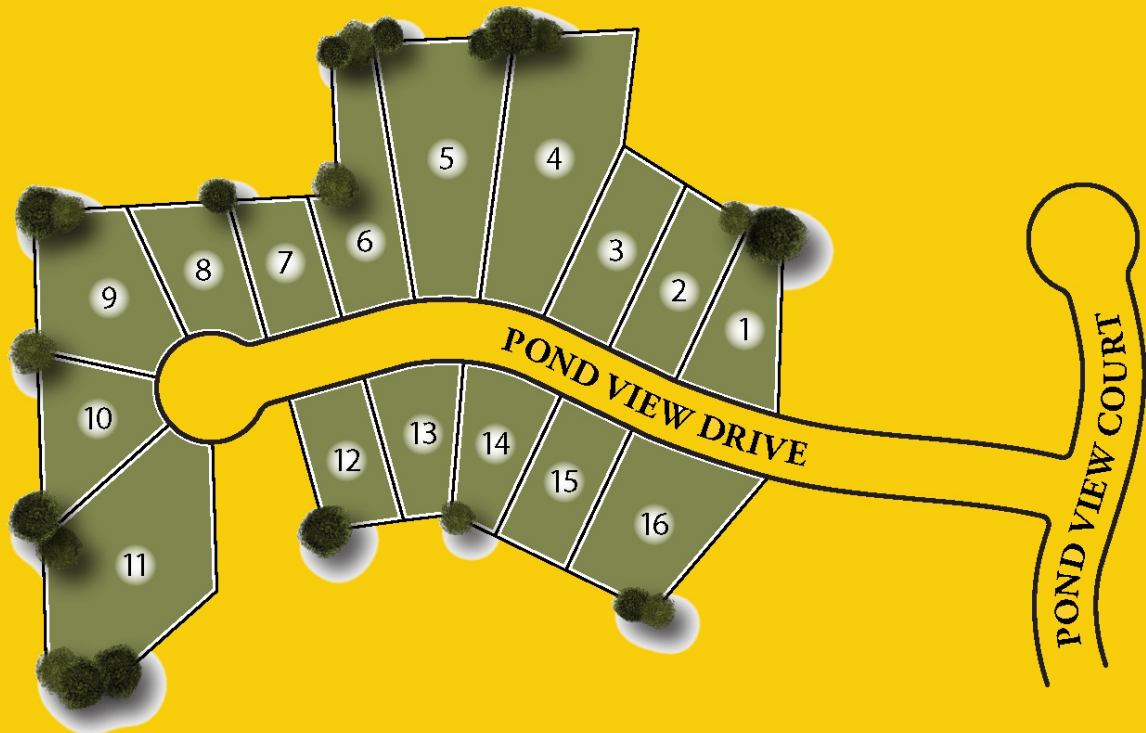
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COMMUNITY SITE MAP



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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