



COWETA COUNTY, GA

## THE GEORGIAN

FROM THE

400's

### NEW HOMES FROM THE \$400's A MASTER PLANNED COMMUNITY IN COWETA COUNTY

**SALES CENTER**  
Shenandoah Blvd  
Newnan, GA 30265

**HOURS OF OPERATION**  
Call for Information

**DIRECTIONS**  
I-85 S to exit 47. Left onto Hwy 34-Bullsboro Dr, go approx. 1 mile  
and turn right on Shenandoah Blvd. Go approximately 0.8 miles  
and turn left into The Georgian.

Only 16 lots available in this ideally located community in the heart of Newnan! All floor plans have Owner's suite on the main floor and include hardwood in the family room, upgraded Craftsman style garage doors and fully sodded lawn with irrigation system! Some lots border White Oak Golf Course - come pick your lot today!

**LISA JACKSON**

770.616.9090

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

**Lindsey Marketing  
Group**

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.



**JEFFLINDSEYCOMMUNITIES.COM**

**AVAILABLE INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
LOT 14	CARLTON B	\$462,775	2,500

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2022-11-03 18:18 and subject to change thereafter.



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## INCLUDED FEATURES PLATINUM

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- Bullnose Sheetrock Corners
- Ceiling Fan in Family Room & Owner's Suite
- Ceiling Fan pre-wire in Secondary Bedrooms
- Choice of Designer Interior Doors \*
- Satin Nickel or Bronze Knobs & Hinges
- 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
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast and Family Room\*
- Tile Flooring or LVP in Laundry Room & all Bathrooms\*
- Granite in Master and Cultured Marble in Secondary Baths
- Elongated Commodes
- Direct Vent Gas Fireplace with Mantle and Stone Surround
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Cable outlet in Every Bedroom & Family Room
- Protective Ground Fault Interceptor Circuit in Wet Areas

### KITCHEN

- Stainless Steel Undermount Sink

- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes 30" Gas Cooktop, Vent Hood, Built-in Wall 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\*
- 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
- Stone Accents with Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Package with Irrigation System

- 12' x 12' Patio\*
- Lifetime Vinyl Soffit
- Shutters\*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights
- Carriage House Garage Door with Windows
- Upgraded Front Door With Window

### 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 & Sewer
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Sidewalks

\* Varies per Plan

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

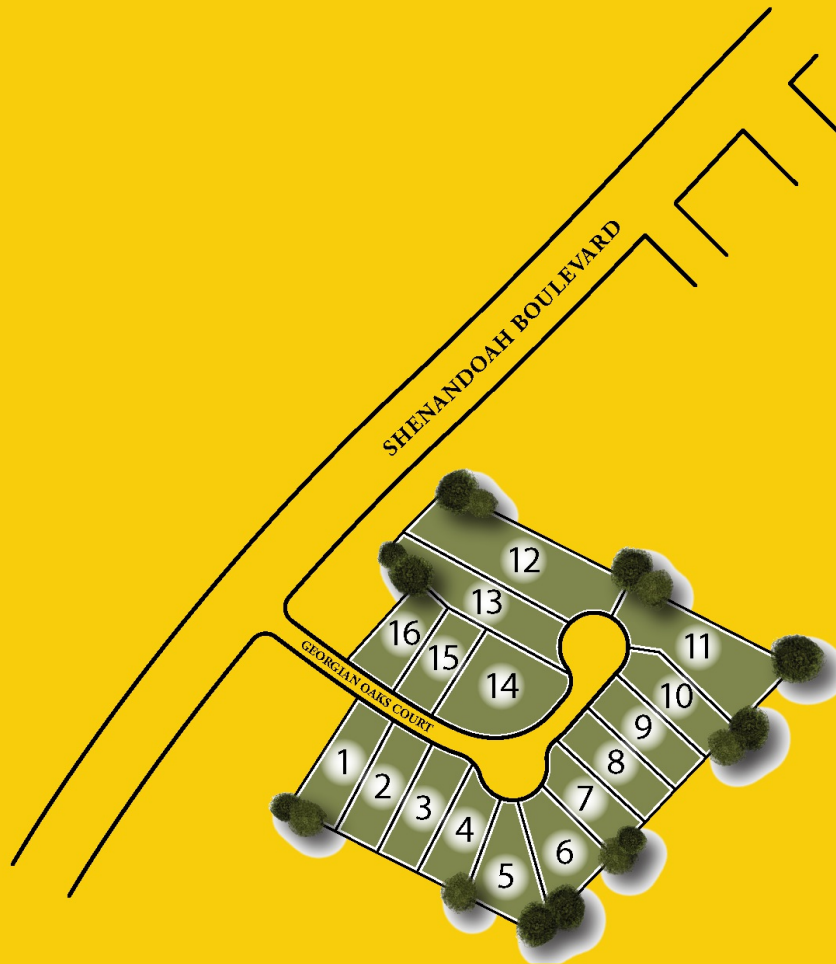
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**COMMUNITY SITE MAP**



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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