



JEFF LINDSEY COMMUNITIES

Live your dream.



COWETA COUNTY, GA

TWELVE PARKS PHASE 1B

FROM THE

400's

Now Selling Phase 1B-Different Price Point, Standard Features and Floor Plans

SALES CENTER

74 Oakhurst Trail
Sharpsburg, GA 30277

HOURS OF OPERATION

Monday-Saturday: 11am-5pm
Sunday: 1pm-5pm

DIRECTIONS

From Peachtree City-Take Highway 54 to Reese Road, turn right on Reese Rd, Twelve Parks 1 mile ahead on right.
From Newnan-Take Highway 154 to Highway 54 and Macintosh Trail Twelve Parks 1.3 miles ahead.
From Senoia & Turin-Take North Hunter to Odum, turn left on Reese Rd, Twelve Parks less than 2 miles ahead.

Enjoy Country Living at Twelve Parks, ideally located in the Sharpsburg area and just minutes from Peachtree City, Senoia, Newnan and I-85. You will enjoy nearby Shopping, Dining and a short drive to the Atlanta Airport. Jeff Lindsey Communities offers unique Craftsman and Modern Farmhouse Style homes. Ranch plans, Two Story plans and plans with Master on the Main will be available. Twelve Parks will feature beautiful homesites in a wooded setting, parks and amenity areas with swimming pools for your Family's enjoyment.

JR OZLEY

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FELECIA ASHURST

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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.

THE IDEAL PLAN FOR YOU AND YOUR FAMILY



AARON A

Base Price: **\$467,000**
2,648 sqft 4 Beds 2.5 Baths



CRAWFORD A

Base Price: **\$482,000**
2,872 sqft 4 Beds 4 Baths



DANSBY A

Base Price: **\$483,400**
2,628 sqft 4 Beds 3 Baths



FREEMAN A

Base Price: **\$459,400**
2,418 sqft 4 Beds 2.5 Baths



FREEMAN A 5 BE..

Base Price: **\$472,000**
2,831 sqft 5 Beds 3.5 Baths



MATHEWS A

Base Price: **\$459,000**
2,334 sqft 4 Beds 3 Baths



STANTON A

Base Price: **\$482,400**
2,533 sqft 4 Beds 3.5 Baths



WESTPARK A

Base Price: **\$445,200**
2,058 sqft 3 Beds 2 Baths

SALES CENTER
74 Oakhurst Trail
Sharpsburg, GA 30277

SALES CENTER ASSOCIATE
JR Ozley - 770-301-2504
Felecia Ashurst - 404-551-0785

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These prices and features are accurate as of 2023-01-09 16:55 and subject to change thereafter.



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AVAILABLE INVENTORY

LOT NUMBER

FLOOR PLAN

SALES PRICE

**APPROX. SQUARE
FOOTAGE**

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STANDARD *FEATURES* GOLD

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 Owner's Suite
- 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 in Laundry Room & all Bathrooms*
- Cultured Marble Countertops in all Bathrooms
- Direct Vent Fireplace with Mantle and Stone or Marble Surround
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Smoke Detector in Every Bedroom
- 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 or Traditional 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' Shower and Garden Tub*
- 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
- 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 & Sewer
- FHA/VA Approved
- HOA and Protective Covenants

* Varies per Plan

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

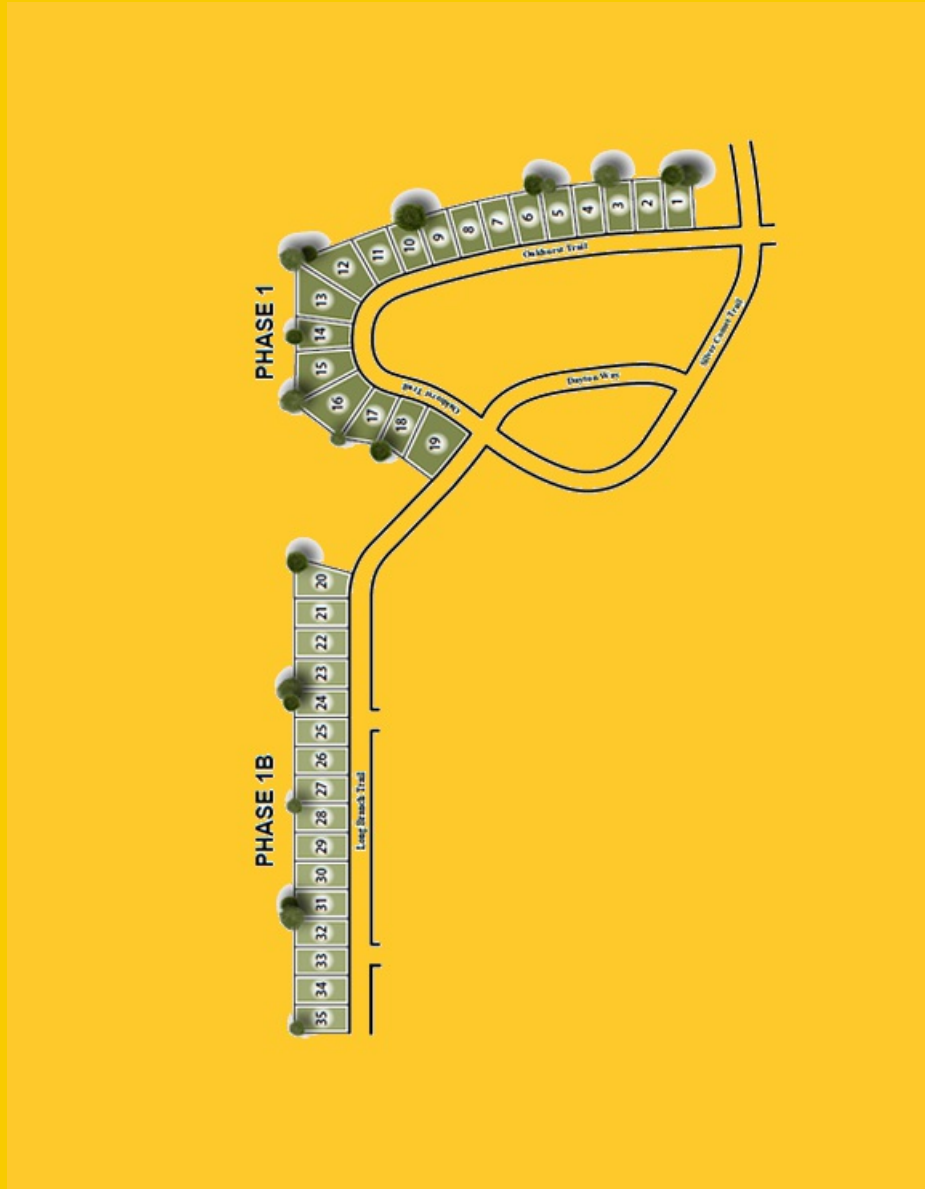
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COMMUNITY SITE MAP



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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