



**COWETA COUNTY, GA**

# TWELVE PARKS

FROM THE

**500's**

## Final Opportunities from the High \$400's

### **SALES CENTER**

1328 Reese Rd  
Sharpsburg, GA 30277

### **HOURS OF OPERATION**

Call for Appointment.

### **DIRECTIONS**

From Peachtree City take Highway 54 to Reese Road, turn left on Reese Rd, Twelve Parks 1 mile ahead on right.  
From Newnan take Highway 154 to 54 and Macintosh Trail, turn left on Reese Rd Twelve Parks immediately on left.  
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.

Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!

### **JR OZLEY**

770-301-2504

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

### **FELECIA ASHURST**

404-551-0785

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Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities

**Lindsey Marketing  
Group** 

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



**CRAWFORD A**

2,872 sqft 4 Beds 4 Baths

**SALES CENTER**

1328 Reese Rd  
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 2025-03-18 07:01 and subject to change thereafter.





## INCLUDED **FEATURES** *PLATINUM*

### INTERIOR

- 9' Smooth Ceilings on Main Floor
- Square or Bullnose Sheetrock Corners
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room & Master Bedroom
- Ceiling Fan pre-wire in Secondary Bedrooms
- Choice of Designer Interior Doors\*
- 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
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast\*
- Tile Flooring or LVP in Laundry Room & all Bathrooms\*
- Granite Countertop in Master and Cultured Marble in Secondary Baths
- Elongated Commodes
- Direct Vent Fireplace with Mantle and Stone 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 30" Gas Cooktop,

- Built-in Oven and Microwave Combo, Under the Cabinet Hood & 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
- 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 & Protective Covenants
- Street Lights

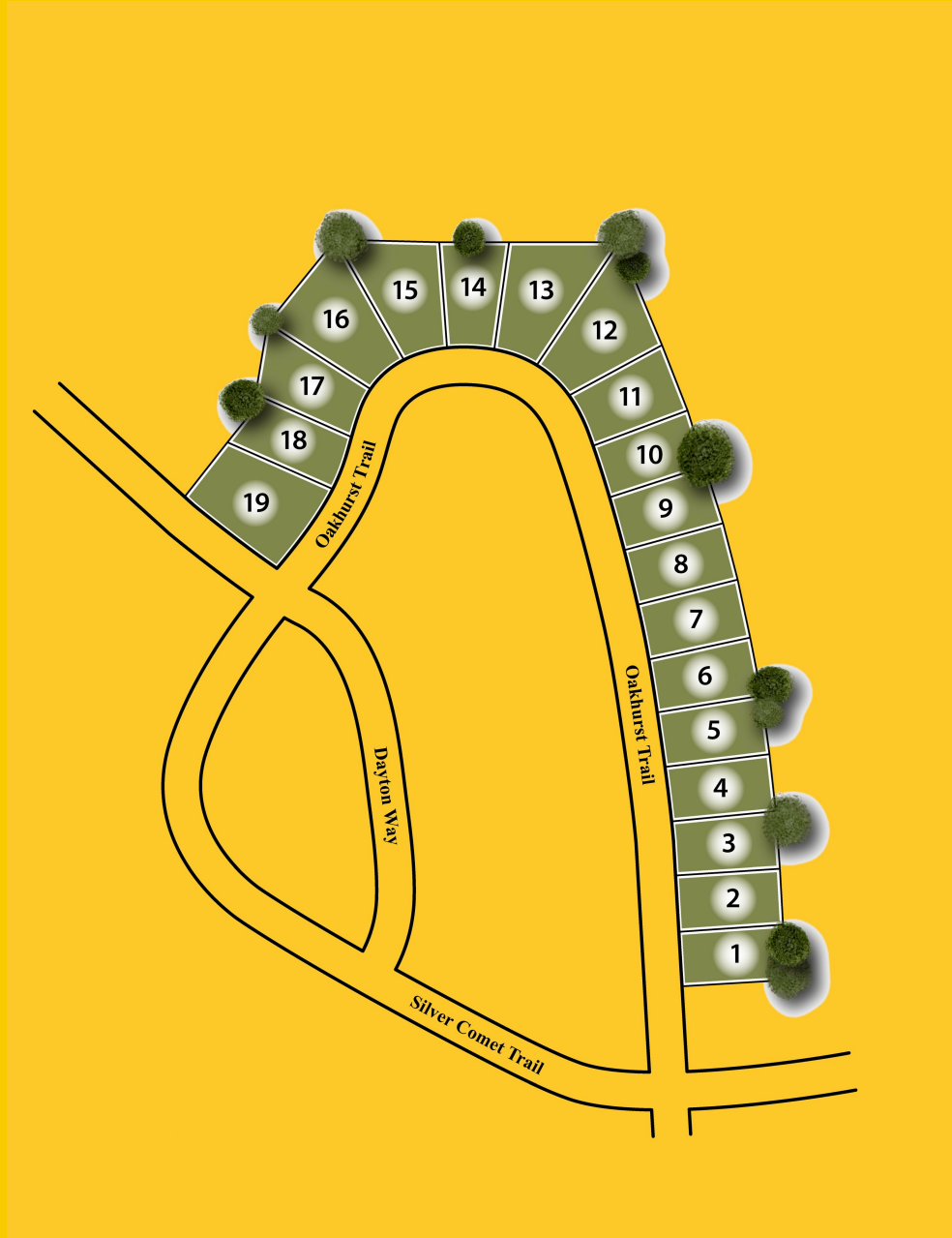
\* Varies per Plan

**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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