



**COWETA COUNTY, GEORGIA** 

# ARBOR SPRINGS

FROM THE

800's

#### **SALES CENTER**

Arbor Springs N Drive Newnan, Georgia

#### **HOURS OF OPERATION**

Please contact us to make an appointment!

### **DIRECTIONS**

From Sharpsburg, take Sharpsburg McCullum Road for 8 miles and turn right onto US-29. In 1.6 miles, turn left onto Arbor Springs North Drive.

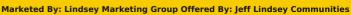
Selling now in Newnan, Georgia! Nestled within the established community of Arbor Springs, our newest development offers six exclusive 1-3 acre lots. Located in the highly-regarded Northgate High School district, this development combines the charm of a mature neighborhood with the excitement of new home construction. Contact us today to learn more about your new home in Newnan, Georgia!

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

### **LEELLEN DEVRIES**

678-849-5865 leellen.devries@jefflindseycommunities.com









### ARBOR SPRINGS

COWETA COUNTY, GEORGIA

### THE IDEAL PLAN FOR YOU AND YOUR FAMILY



**BENSON B XL** 

Base Price: **\$799900** 2.977 sqft 4 Beds 3 Baths



**BRYANT B 90** 

Base Price: **\$898500** 3.635 saft 4 Beds 4 Baths



**GREYWELL B** 

Base Price: **\$887500** 3.662 saft 5 Beds 4 Baths



**HARPER B** 

Base Price: **\$879900** 3,570 sqft 5 Beds 4 Baths



**HARRIS B** 

Base Price: **\$797900** 2,948 sqft 4 Beds 3 Baths



**JACKSON B** 

Base Price: **\$986700** 5,252 sqft 5 Beds 5.5 Baths



**JORDAN B-D** 

Base Price: **\$980900** 5,371 sqft 5 Beds 5.5 Baths



**MILLWOOD B** 

Base Price: **\$845900** 3,454 sqft 5 Beds 4 Baths



**MURPHY B** 

Base Price: **\$855700** 3,692 sqft 5 Beds 3.5 Baths



**PALMER B** 

Base Price: **\$837500** 3,223 sqft 4 Beds 3.5 Baths



**STERLING B** 

Base Price: **\$982500** 5,291 sqft 5 Beds 5.5 Baths



**SUTTON B** 

Base Price: **\$832500** 2,938 sqft 5 Beds 3.5 Baths

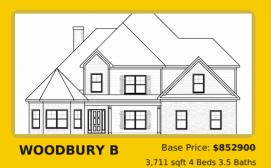
\*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2025-08-25 07:00 and subject to change thereafter.





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**SALES CENTER Arbor Springs N Drive** Newnan, Georgia

**SALES CENTER ASSOCIATE** LeEllen Devries - 678-849-5865

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### **INCLUDED FEATURES PLATINUM**

### **INTERIOR**

- 9' Smooth Ceilings on Main Floor
- Designer Nickel or Black 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 Black Knobs & Hinges
- 5" Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast
- Tile Flooring in Laundry Room & all Bathrooms\*
- Granite in Master and Marble in Secondary Baths
- **Elongated Commodes**
- Garage Door Opener with 2 Remotes
- Direct Vent Fireplace with Stone Mantle Stone or Marble Surround
- Large Walk-In Closets
- Upgraded Low Voltage with Structured wiring Box
- Pre-Wired for Security System
- Indoor Utility /Laundry Room with Electrical Connections & Vent

### **KITCHEN**

- Stainless Steel Under Mount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances Includes Gas Cooktop, Wall Mounted Oven & Microwave, Vent Hood & Dishwasher

- Stainless Steel Appliances Includes Gas Cooktop, Double Wall Mounted Oven, MicroHood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Knohs\*
- **Granite Countertops**
- Decorative Tile Backsplash\*
- Chef's Pantry with Shelving Suite

#### **MASTER SUITE**

- **Double Custom Vanities**
- 5' Tile Shower
- Nickel or Black Frameless Shower Door
- Freestanding Tub & Roman Faucet
- Large Carpeted Walk-In closets
- Vaulted Ceilings\*
- Trev Ceilings\*
- Private Sitting Room\*

### **EXTERIOR**

- Fiber Cement Siding
- Stone Accents with Craftsman Fronts 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**

- 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
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Approximately 1 acres per lot

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

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<sup>\*</sup> Varies per Plan