



**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



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



**BENSON B XL**

Base Price: **\$799900**  
2,977 sqft 4 Beds 3 Baths



**BRYANT B 90**

Base Price: **\$898500**  
3,635 sqft 4 Beds 4 Baths



**GREYWELL B**

Base Price: **\$887500**  
3,662 sqft 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 2025-09-16 07:00 and subject to change thereafter.



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**WOODBURY B**

Base Price: **\$852900**

3,711 sqft 4 Beds 3.5 Baths

**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 Knobs\*
- 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\*
- Trey 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

\* Varies per Plan

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

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