



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.

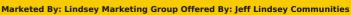
Selling now in Newnan, Georgia! Nestled within the established community of Arbor Springs, our newest development offers six exclusive 1-3 acre lots. Located in the highly-regarded Northgate High School district, this development combines the charm of a mature neighborhood with the excitement of new 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: **\$799,900** 2.977 sqft 4 Beds 3 Baths



BRYANT B 90

Base Price: **\$898,500** 3.635 saft 4 Beds 4 Baths



GREYWELL B

Base Price: **\$887,500** 3.662 sqft 5 Beds 4 Baths



HARPER B

Base Price: **\$897,800** 3,596 sqft 5 Beds 4 Baths



HARRIS B

Base Price: **\$797,900** 2,948 sqft 4 Beds 3 Baths



JACKSON B

Base Price: **\$986,700** 5,252 sqft 5 Beds 5.5 Baths



JORDAN B-D

Base Price: **\$980,900** 5,371 sqft 5 Beds 5.5 Baths



MILLWOOD B

Base Price: **\$845,900** 3,454 sqft 5 Beds 4 Baths



MURPHY B

Base Price: **\$855,700** 3,687 sqft 5 Beds 3.5 Baths



PALMER B

Base Price: **\$837,500** 3,223 sqft 4 Beds 3.5 Baths



STERLING B

Base Price: **\$982,500** 5,291 sqft 5 Beds 5.5 Baths



SUTTON B

Base Price: **\$832,500** 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 2025-12-14 08:00 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, Family Room
- 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*
- 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

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

* Varies per Plan

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

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