



**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@jefflindsey



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: **\$799,900**  
2,977 sqft 4 Beds 3 Baths



**BRYANT B 90**

Base Price: **\$898,500**  
3,635 sqft 4 Beds 4 Baths



**GREYWELL B**

Base Price: **\$887,500**  
3,662 sqft 5 Beds 4 Baths



**HARPER B**

Base Price: **\$897,800**  
3,832 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**

Base Price: **\$980,900**  
5,331 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 2026-08-06 07:00 and subject to change thereafter.



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**WOODBURY B**

Base Price: **\$852,900**  
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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AVAILABLE **INVENTORY**

| LOT NUMBER | FLOOR PLAN | SALES PRICE | APPROX. SQUARE FOOTAGE |
|------------|------------|-------------|------------------------|
|------------|------------|-------------|------------------------|

|   |  |             |       |
|---|--|-------------|-------|
| 1 |  | \$1,129,900 | 4,235 |
|---|--|-------------|-------|

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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

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- 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
- 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

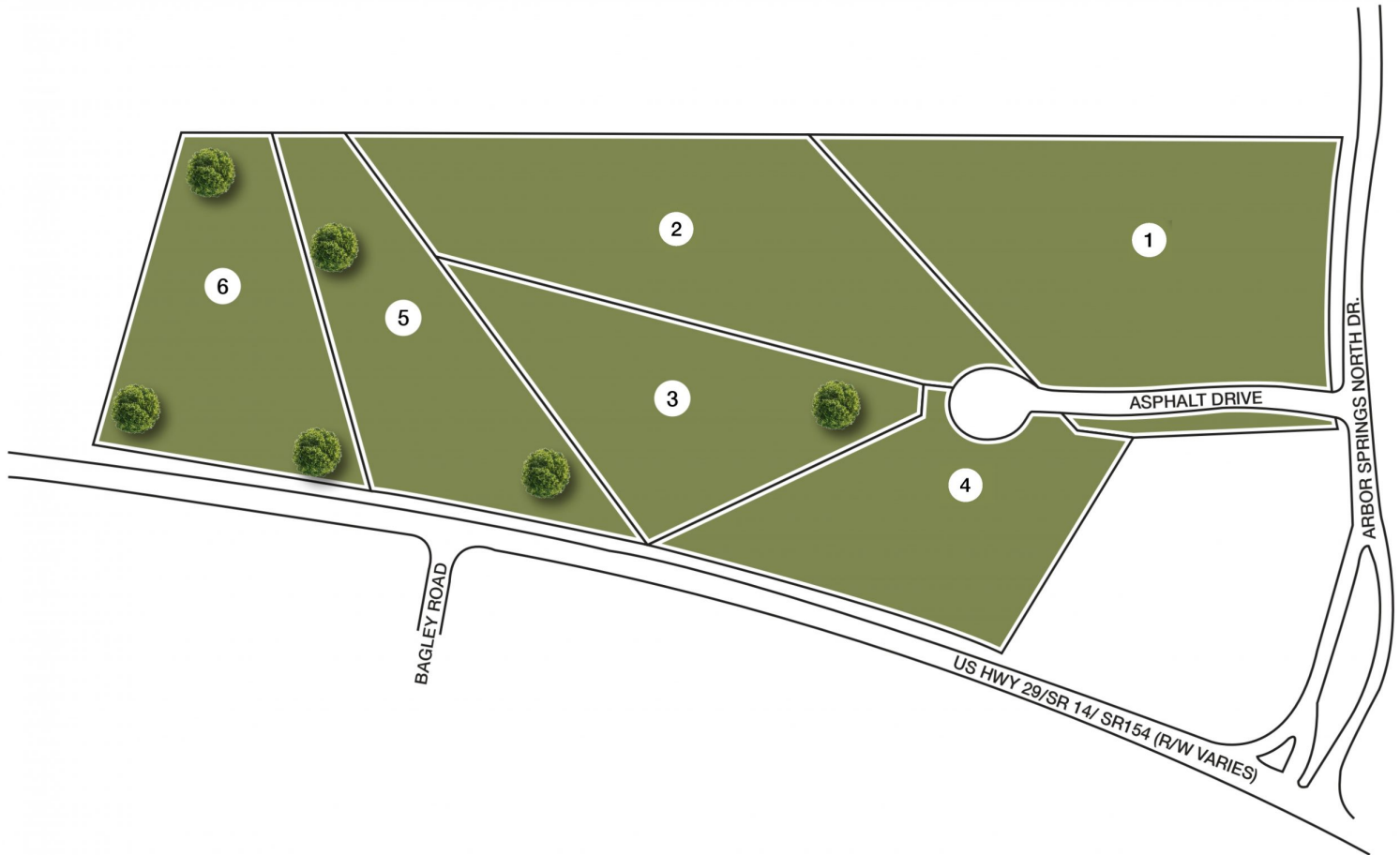
- Underground Utilities
- County Water & Septic
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- Approximately 1 acres per lot

\* Varies per Plan

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



**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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