JEFF LINDSEY COMMUNITIES
Live your dream.



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!

TINA WIMBY

678.663.3088
tina.wimby@jefflindseycommunities.com

KYLE JOHNSON

770.309.8245
kyle.johnson@jefflindseycommunities.com

Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.

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COWETA COUNTY, GEORGIA

THE IDEAL **PLAN** FOR YOU AND YOUR FAMILY



PRIVATE: BENSON...
Base Price: **$799,900**
3,127 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 2026-11-10 08:00 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	SALES CENTER ASSOCIATE	HOURS OF OPERATION
Arbor Springs N Drive Newnan, Georgia	Tina Wimby - 678.663.3088 Kyle Johnson - 770.309.8245	Please contact us to make an appointment!

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AVAILABLE **INVENTORY**

HOMESITE	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
6	WOODBURY B	$999,500	4,224
LOT 1	HARPER B	$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
- 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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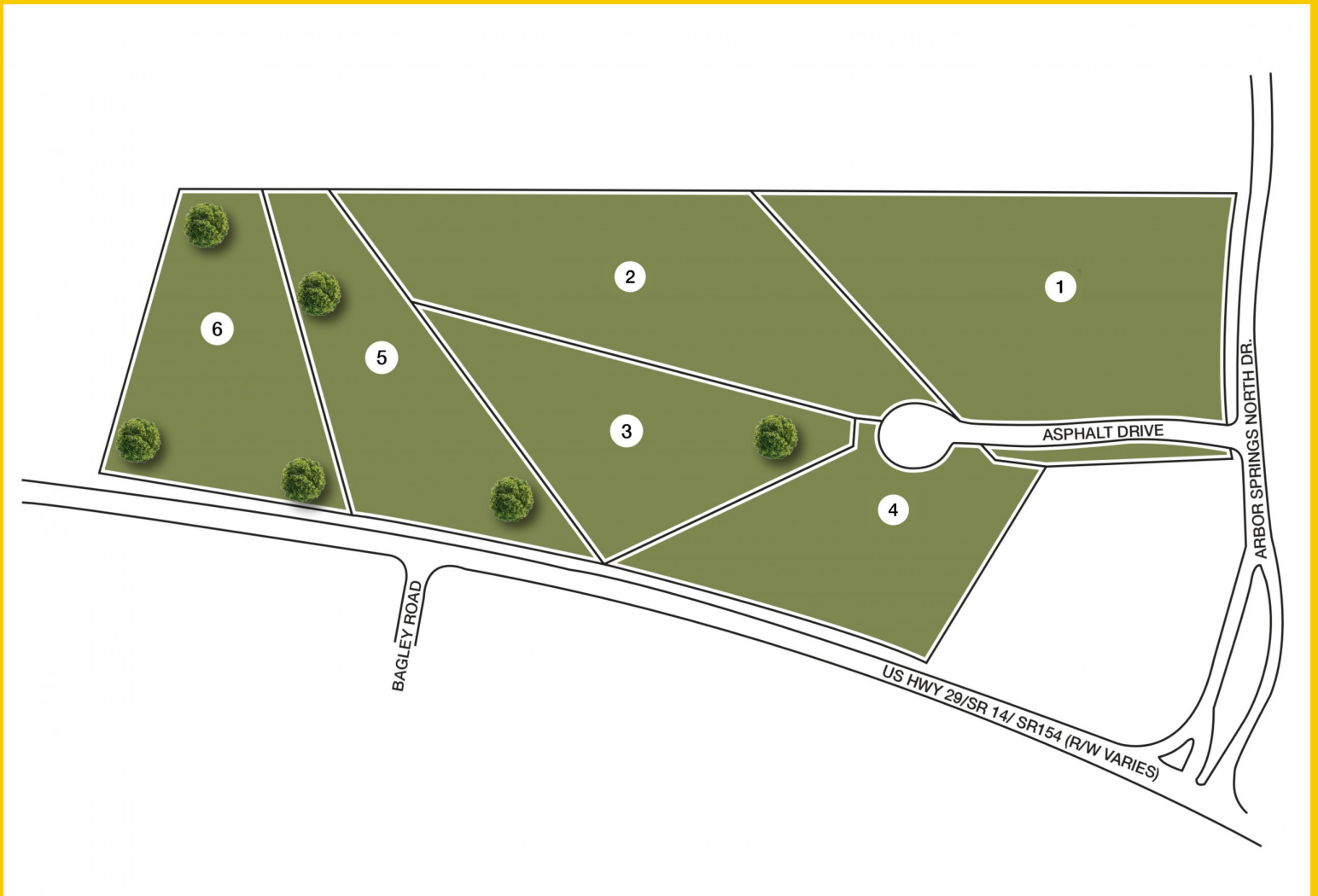
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COMMUNITY SITE **MAP**



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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