JEFF LINDSEY COMMUNITIES
Live your dream.

COWETA COUNTY, GA

ELLERBE

FROM THE
600's

Now Selling from the $600's

SALES CENTER
774-606 Jim Starr Road
Newnan, GA 30263

HOURS OF OPERATION
Call for Appointment
Monday-Saturday:11am-5pm
Sunday:1pm-5pm

DIRECTIONS
From Atlanta, take I-85 South to Exit 56, Collinsworth. Turn right. Cross R/R and turn right on Hwy 29. Go approximately 1 mile to left on Tommy Lee Cook. At 4-way intersection (approximately 8 miles), right on Jim Starr Road. Ellerbe is 1/2 mile on the left.
From Newnan, take Hwy 29N to left on Hwy 70, Roscoe Road. Go approximately six miles to right on Brimer Road. At 4-way intersection (approximately 1 mile), turn left on Jim Starr Road. Ellerbe is 1/2 mile on the left.

Ellerbe is one of our newest communities located in the Northgate school district in Newnan, Georgia. Phase I has 25 one-acre lots with both slab and basement options. We have many popular floor plans to choose from with Platinum features! The community is close to I-85, shopping, dining, and entertainment. Learn more about this community today, and "Start Living Your Dream!"
Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!

JANICE CRISP

770.231.7465
janice.crisp@jefflindseycommunities.com

COURTNEY RIVERA

404.446.8377
courtney.rivera@jefflindseycommunities.com

Lindsey Marketing Group

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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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2026-10-11 07:00 and subject to change thereafter.

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INCLUDED **FEATURES** *PLATINUM*

INTERIOR

- 9’ Smooth Ceilings on Main Floor
- Designer Nickel or Bronze 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 or Board & Batten Trim in Dining Room
- Nickel or Bronze Knobs & Hinges
- Engineered Hardwood or LVP in Foyer, Dining, Kitchen/Breakfast, Family Room
- Tile Flooring or LVP in Laundry Room & all Bathrooms*
- Granite Countertop in Master and Cultured Marble in Secondary Baths
- Elongated Commodes
- Direct Vent Fireplace with Mantle and Stone Surround
- Large Walk-In Closets
- Low Voltage Package with Structured Wiring Box
- Smoke Detector in Every Bedroom
- Indoor Utility/Laundry Room with Electrical Connections & Vent

KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances – Includes 30" Gas Cooktop, Built-in Oven and Microwave Combo, Under the Cabinet Vent Hood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Decorative Cabinet Hardware*
- Granite, Marble or Quartz Countertops
- Decorative Tile Backsplash*
- Chef’s Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanity
- 5’ Tile Shower*
- Designer Nickel or Bronze Swinging Shower Door
- Garden Tub with Tile Surround & Roman Faucet*
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Choice of Brick, Stone or Cedar Accents with Craftsman Fronts* Base Prices Reflect Elevation Shown
- 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
- Two Exterior Electrical Outlets & Water Faucets
- Garage Door Opener with 2 Remotes

ENERGY FEATURES

- Electric Dryer Hook-up
- 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

* Varies per Plan

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

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Marketed By: Lindsey Marketing Group Offered By: Jeff Lindsey Communities 770.231.7465

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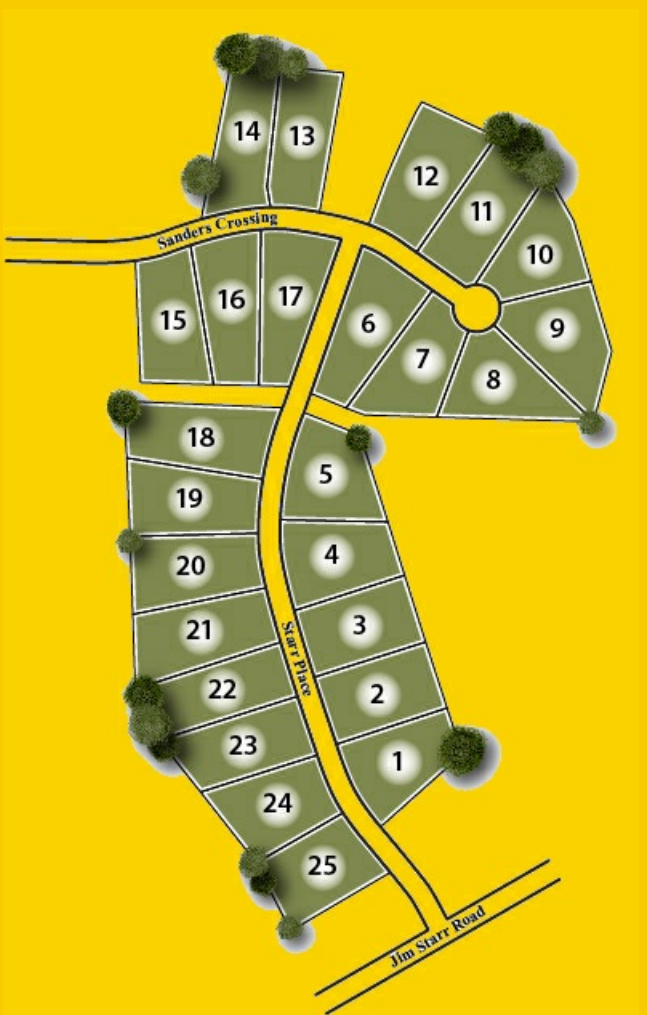
COMMUNITY SITE **MAP**



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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