JEFF LINDSEY COMMUNITIES
Live your dream.

SOUTH FULTON COUNTY, GA

ESTATES AT CEDAR GROVE

FROM THE
600's

SALES CENTER
8973 Cedar Grove Rd
Chattahoochee Hills, GA 30213

HOURS OF OPERATION
Monday – Saturday: 11am -5pm
Sunday: 1pm – 5pm

DIRECTIONS
From I-85N– Sharpsburg Exit 51 turn Left to Hwy 29 turn Right go 5 miles to Cascade Palmetto Hwy 154 turn left, go straight, cross South Fulton Parkway continue to traffic Circle and exit 3rd turn onto Cedar Grove Road West. Estates at Cedar Grove community is on right in approximately 200 yards.

Come visit one of our premier communities, Estates at Cedar Grove in Chattahoochee Hills, minutes from Cochran Mill Park and easy access to Atlanta Airport. Live your dream in this upscale development that showcases Jeff Lindsey Communities' award winning floor plans superior quality and unsurpassed value. Select your 1+ acre homesite today!
Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!

KYLE JOHNSON

770-309-8245
kyle.johnson@jefflindseycommunities.com

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

ANDERSON B
Base Price: **$682,500**
3,496 sqft 4 Beds 3.5 Baths

BELLINGER B
Base Price: **$630,900**
2,807 sqft 4 Beds 3 Baths

BRANTLEY B
Base Price: **$620,700**
2,660 sqft 4 Beds 3 Baths

CARAY C
Base Price: **$657,500**
2,792 sqft 5 Beds 3.5 Baths

DANSBY B
Base Price: **$611,900**
2,633 sqft 4 Beds 3 Baths

GORDON B
Base Price: **$684,700**
3,507 sqft 5 Beds 4 Baths

HARRIS B
Base Price: **$645,900**
2,948 sqft 4 Beds 3 Baths

JORDAN
Base Price: **$785,900**
5,331 sqft 5 Beds 5.5 Baths

MILLWOOD B
Base Price: **$666,500**
3,454 sqft 5 Beds 4 Baths

MURPHY B
Base Price: **$679,900**
3,687 sqft 5 Beds 3.5 Baths

TURNER B
Base Price: **$654,700**
3,079 sqft 4 Beds 3.5 Baths

WINFIELD B
Base Price: **$649,500**
3,071 sqft 5 Beds 3.5 Baths

SALES CENTER
8973 Cedar Grove Rd
Chattahoochee Hills, GA 30213

SALES CENTER ASSOCIATE
Kyle Johnson - 770-309-8245

HOURS OF OPERATION
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Sunday: 1pm – 5pm

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2026-03-11 07:00 and subject to change thereafter.

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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE

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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
- 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
- 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
- Wood Burning Fireplace with Stone Mantle
- 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 Electric Cooktop, Vent Hood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Knobs*
- Granite, Marble or Quartz Countertops
- Decorative Tile Backsplash*
- Chef’s Pantry with Shelving Suite

MASTER SUITE

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

EXTERIOR

- Fiber Cement Siding
- Stone Accents with Craftsman Fronts
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Master Planned Landscape Package
- 12’ x 12’ Covered 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-38 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- 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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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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