JEFF LINDSEY COMMUNITIES
Live your dream.



COWETA COUNTY, GEORGIA

FLINTWOOD

FROM THE

500's

SALES CENTER
711-735 Welcome-to Arnco Road
Newnan, Georgia 30265

HOURS OF OPERATION
Call for Appointment

Now selling on the west side of Newnan! Discover a new community featuring 14 spacious one-acre homesites in the sought-after Newnan High School district. Enjoy the perfect blend of privacy and convenience, just minutes from historic downtown Newnan's shops, dining, and entertainment. Your new home opportunity starts here! **Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!**

DEE COX

404.447.7531
a.cox@jefflindseycommunities.com

KARSTON THOMAS

334.614.0582
karston.thomas@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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THE IDEAL **PLAN** FOR YOU AND YOUR FAMILY



DAVIS A
Base Price: **$529,500**
2,598 sqft 4 Beds 3 Baths



DAWSON A
Base Price: **$533,900**
2,441 sqft 4 Beds 3 Baths



GIBSON A
Base Price: **$532,500**
2,551 sqft 5 Beds 3 Baths



KERSHAW A
Base Price: **$535,900**
2,512 sqft 4 Beds 3.5 Baths



MORTON A
Base Price: **$516,900**
2,421 sqft 4 Beds 3 Baths



MORTON A
Base Price: **$496,500**
2,102 sqft 3 Beds 2 Baths



ROBINSON A
Base Price: **$532,500**
2,474 sqft 4 Beds 3 Baths

SALES CENTER
711-735 Welcome-to Arnco Road
Newnan, Georgia 30265

SALES CENTER ASSOCIATE
Dee Cox - 404.447.7531
Karston Thomas - 334.614.0582

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Call for Appointment

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2026-11-25 08:00 and subject to change thereafter.

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Lindsey Marketing Group

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AVAILABLE **INVENTORY**

HOMESITE	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
1	DAWSON B	$556,650	2,441
2	DAVIS A	$563,125	2,598

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INCLUDED FEATURES: *SILVER*

INTERIOR

- 9’ Smooth Ceilings on Main Floor
- Designer Nickel or Bronze Lighting & Plumbing Fixtures
- Ceiling Fan in Family Room
- Choice of Designer Interior Doors
- Nickel or Bronze Knobs & Hinges
- Coffered Ceiling in Dining Room
- Chair Rail and Shadow Box Trim in Dining Room
- LVP in Foyer, Dining, Kitchen/Breakfast*
- LVP in Laundry Room & All Bathrooms
- Elongated Commodes
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Marble or Stone Surround
- Large Walk-In Closets
- Smoke Detector in Every Bedroom
- Upgraded Low Voltage with Structured wiring Box
- Pre-Wired Doors for Security System
- Indoor Utility /Laundry Room with Electrical Connections & Vent
- Protective Ground Fault Circuit Interrupter in Wet Areas

KITCHEN

- Granite Countertops
- Stainless Steel Under Mount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances Includes Electric Range, Microhood & Dishwasher
- Waterline for Ice Maker
- Flat Panel Cabinets with Knobs and Crown Molding
- Decorative Tile Backsplash*
- Chef’s Pantry with Shelving Suite
- Recessed Can Lighting

MASTER SUITE

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

EXTERIOR

- Fiber Cement Siding
- 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-38 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- City Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights
- 1 Acres per Lot

* Varies per Plan

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

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