



**COWETA COUNTY, GA**

# GROVE PARK

FROM THE

**600's**

**Now Selling from the \$600's**

## SALES CENTER

196 Grove Park  
Senoia, GA 30276

## HOURS OF OPERATION

Mon-Saturday: 11 am- 5 pm  
Sunday: 1 pm – 5 pm

## DIRECTIONS

From Newnan – Travel HWY 16 East towards Turin. Right on Old Highway 85. Stay on Old Highway 85 and cross over Rockhouse Rd. Grove Park is located on your right Between Rockhouse Rd and Luther Bailey Rd.

From Atlanta – I 85 South to Exit 61 SR-74 towards Peachtree City. Turn Left onto 74 / Joel Cowan Parkway. Turn Right onto Rock-a-Way Rd towards Downtown Senoia. Cross over HWY 16 onto Luthers Bailey Rd. Right on Old HWY 85. Grove Park will be on your Left.

## New Modern Farmhouse Style Community

Welcome to Grove Park, a new Modern Farmhouse Style Jeff Lindsey Community, resting in the heart of Senoia. This community offers one acre lots with beautiful homes featuring painted brick accents and stained cedar posts. Two Story, Ranch, and Owner's Suite on the Main floorplans that include our new 2020 Platinum Standard Features. Call today to reserve a Homesite for Your Dream Home! Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!

## FELECIA ASHURST

404-551-0785  
felecia.ashurst@jefflindseycommunities.com

## LEELLEN DEVRIES

678-849-5865  
leellen.devries@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.

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



**BENSON F XL**

Base Price: **\$626,900**  
2,977 sqft 4 Beds 3 Baths



**BRYANT F 90**

Base Price: **\$699,500**  
3,635 sqft 4 Beds 4 Baths



**DANSBY F**

Base Price: **\$605,700**  
2,628 sqft 4 Beds 3 Baths



**GREYWELL F**

Base Price: **\$690,700**  
3,662 sqft 5 Beds 4 Baths



**HARPER F**

Base Price: **\$679,900**  
3,596 sqft 5 Beds 4 Baths



**HARRIS F**

Base Price: **\$637,900**  
2,948 sqft 4 Beds 3 Baths



**JORDAN F**

Base Price: **\$767,700**  
5 Beds 5.5 Baths



**MILLWOOD F**

Base Price: **\$647,500**  
3,463 sqft 5 Beds 4 Baths



**MURPHY F**

Base Price: **\$662,900**  
3,695 sqft 5 Beds 3.5 Baths



**PALMER F**

Base Price: **\$644,900**  
3,223 sqft 4 Beds 3.5 Baths



**SPRINGER F**

Base Price: **\$621,500**  
2,765 sqft 4 Beds 3 Baths



**STERLING F**

Base Price: **\$775,500**  
5,291 sqft 5 Beds 5.5 Baths

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2025-12-06 08:00 and subject to change thereafter.



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



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**SUTTON F**

Base Price: **\$638,900**  
2,946 sqft 5 Beds 3.5 Baths



**WOODBURY F**

Base Price: **\$673,900**  
3,702 sqft 4 Beds 3.5 Baths

**SALES CENTER**  
196 Grove Park  
Senoia, GA 30276

**SALES CENTER ASSOCIATE**  
Felecia Ashurst - 404-551-0785  
LeEllen DeVries - 678-849-5865

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AVAILABLE INVENTORY

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
90	MILLWOOD F	\$679,900	3,458

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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 & Owner's Suite
- 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 in Master and Cultured Marble in Secondary Baths
- Garage Door Opener with 2 Remotes
- Wood Burning Fireplace with Mantle and Stone Surround

### KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances- Includes Electric Cooktop,

- Under Cabinet Vent Hood, Built-in Oven and Microwave Combo & 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
- Freestanding Tub & Roman Faucet\*
- Large Carpeted Walk-In closets
- Vaulted Ceilings\*
- Trey Ceilings\*
- Private Sitting Room\*

### EXTERIOR

- Fiber Cement Siding
- Painted Brick Accents and Cedar Posts Per Plan Elevation\*
- Divided Light Window Grids on Front
- Architectural Roof Shingles
- Side Entry Garages
- Master Planned Landscape Package
- 12' x 12' Patio\*
- Lifetime Vinyl Soffit
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights

- Two Exterior Electrical Outlets & Water Faucets

### 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 Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Street Lights and Sidewalks
- Approximately 1 acre per lot
- Open Air Pavillion, Community Playground, Raised Garden Planters, Blueberry Garden and Muscadine Vineyard

\* 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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