



COWETA COUNTY, GA

HIGHGATE

FROM THE

600's

**One Plus Acre Homesites and Choice of Front
Elevation Style Make this Community Unique**

SALES CENTER

27 Cedara Dr
Newnan, GA 30263

HOURS OF OPERATION

Monday – Saturday: 11 am – 6 pm
Sunday: 1 pm – 6 pm

DIRECTIONS

From I-85 North, take a right on exit #51
McCollum/Sharpsburg on Hwy 154. Turn left on Hwy 154
Jeff Lindsey Communities sign on Hwy 29 north. Travel 1.8
miles then turn right on Cedar Creek Rd. then 1.5 miles to
subdivision on left.

Your search is over! Create a lifetime of lasting memories at Highgate, the newest and best subdivision offered by Jeff Lindsey Communities. Ideally located at Hwy. 29 and Cedar Creek Rd. this community is just a few miles from I-85, Newnan, and Peachtree City. Highgate offers unique combinations of Farmhouse/Craftsman elevations or optional elevations featuring stone, brick, and shake. All lots are 1+ acre and feature superior craftsmanship and attention to detail with unparalleled customer service that have made Jeff Lindsey Communities the number one builder in Coweta County. Come by for a visit and leave with a new home!

Jeff Lindsey Communities offers 5% compensation to the selling broker. Please contact us with any questions or requests for more information.

**Lindsey Marketing
Group**

TINA WIMBY



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 A XL

Base Price: **\$636,900**
2,977 sqft 4 Beds 3 Baths



BENSON C XL

2,977 sqft 4 Beds 3 Baths



BRYANT A 90

Base Price: **\$709,900**
3,635 sqft 4 Beds 4 Baths



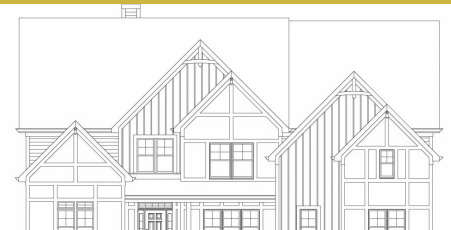
GREYWELL A

Base Price: **\$696,500**
3,662 sqft 5 Beds 4 Baths



HARRIS A

Base Price: **\$641,900**
2,948 sqft 4 Beds 3 Baths



JORDAN A

Base Price: **\$777,900**
5 Beds 5.5 Baths



MILLWOOD A

Base Price: **\$655,500**
3,463 sqft 5 Beds 4 Baths



MURPHY A

Base Price: **\$670,900**
3,700 sqft 5 Beds 3.5 Baths



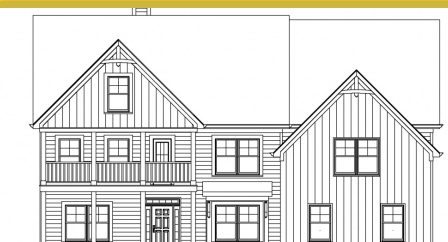
PALMER A

Base Price: **\$652,500**
3,223 sqft 4 Beds 3.5 Baths



SPRINGER A

Base Price: **\$627,700**
2,765 sqft 4 Beds 3 Baths



STERLING A

Base Price: **\$781,900**
5,291 sqft 5 Beds 5.5 Baths



SUTTON A

Base Price: **\$645,900**
2,946 sqft 5 Beds 3.5 Baths

*Base prices do not reflect options or applicable lot premiums
These prices and features are accurate as of 2025-07-03 07:00 and subject to change thereafter.



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



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WINFIELD A

Base Price: **\$641,900**
3,071 sqft 5 Beds 3.5 Baths



WOODBURY A

Base Price: **\$683,900**
3,702 sqft 4 Beds 3.5 Baths

SALES CENTER
27 Cedara Dr
Newnan, GA 30263

SALES CENTER ASSOCIATE
Tina Wimby - 678.663.3088

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AVAILABLE **INVENTORY**

LOT NUMBER	FLOOR PLAN	SALES PRICE	APPROX. SQUARE FOOTAGE
10	SPRINGER B	\$619,700	2,765
26	HARRIS A	\$637,900	2,809

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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*
- Tile Flooring or LVP in Laundry Room & all Bathrooms*
- Granite in Master and Cultured Marble in Secondary Baths*
- Elongated Commodes
- Direct Vent Fireplace with Mantle and Stone Surround
- Large Walk-In Closets

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KITCHEN

JEFFLINDSEYCOMMUNITIES.COM

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Gas Cooktop, Dishwasher, Microwave, Refrigerator, and Electric Range

- 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
- Garden Tub with Tile Surround & Roman Faucet*
- Large Carpeted Walk-In closets
- Vaulted Ceilings*
- Trey Ceilings*
- Private Sitting Room*

EXTERIOR

- Fiber Cement Siding
- Farmhouse Inspired Exterior*(Ask Agent for Pricing on Other Elevation Options)
- 12' x 12' Uncovered Patio*
- Architectural Roof Shingles
- Master Planned Landscape Package
- Lifetime Vinyl Soffit
- Shutters*
- Pre-Finished Gutters with Splash Blocks
- Exterior Floodlights

- 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 Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Side Entry Garages
- Approximately 1+acres per lot

* Varies per Plan

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

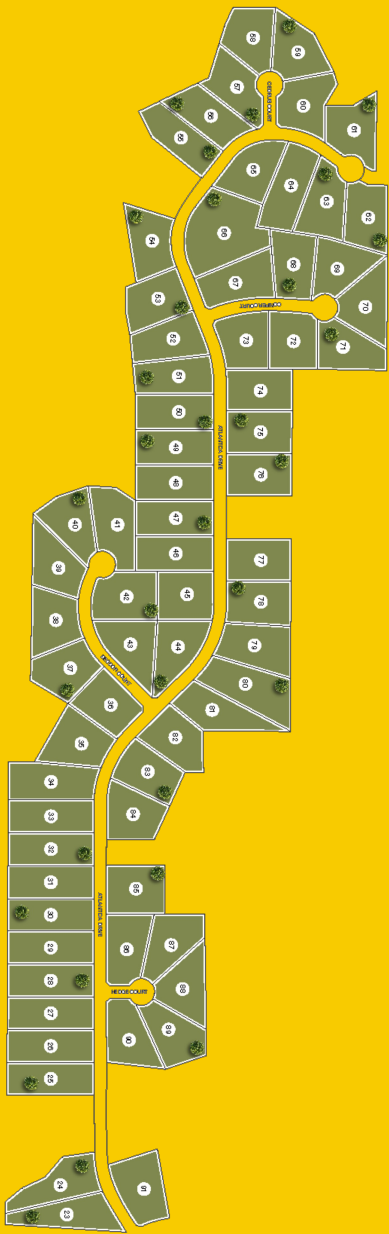


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COMMUNITY SITE **MAP**



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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