



**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 going north for 1/2 mile to left 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 3% compensation to the selling broker. Please contact us with any questions you may have!

#### **TINA WIMBY**

678.663.3088

tina.wimby@jefflindsey.com



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



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



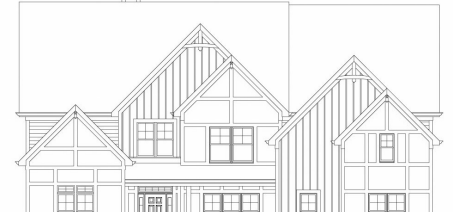
**GREYWELL A**

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 2025-09-18 07:00 and subject to change thereafter.



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



Equal Housing Opportunity. All information is believed to be accurate, but is not guaranteed and is therefore subject to errors and changes without notice.



**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

**HOURS OF OPERATION**  
Monday – Saturday: 11 am – 6 pm  
Sunday: 1 pm – 6 pm

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2025-09-18 07:00 and subject to change thereafter.



AVAILABLE **INVENTORY**

| LOT NUMBER | FLOOR PLAN  | SALES PRICE | APPROX. SQUARE FOOTAGE |
|------------|-------------|-------------|------------------------|
| 10         | SPRINGER B  | \$609,700   | 2,765                  |
| 26         | HARRIS A    | \$629,900   | 2,809                  |
| 27         | BENSON F XL | \$639,700   | 2,977                  |

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2025-09-18 07:00 and subject to change thereafter.





## 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
- Low Voltage with Structured Wiring Box
- Indoor Utility/Laundry Room with Electrical Connections & Vent

### KITCHEN

- Stainless Steel Undermount Sink
- Single Lever Faucet with Vegetable Sprayer
- Stainless Steel Appliances - Includes Gas Cooktop, Under Cabinet Vent Hood, Built in Oven Microwave

\*Base prices do not reflect options or applicable lot premiums. These prices and features are accurate as of 2025-09-18 07:00 and subject to change thereafter.

- 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)
- 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

- 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

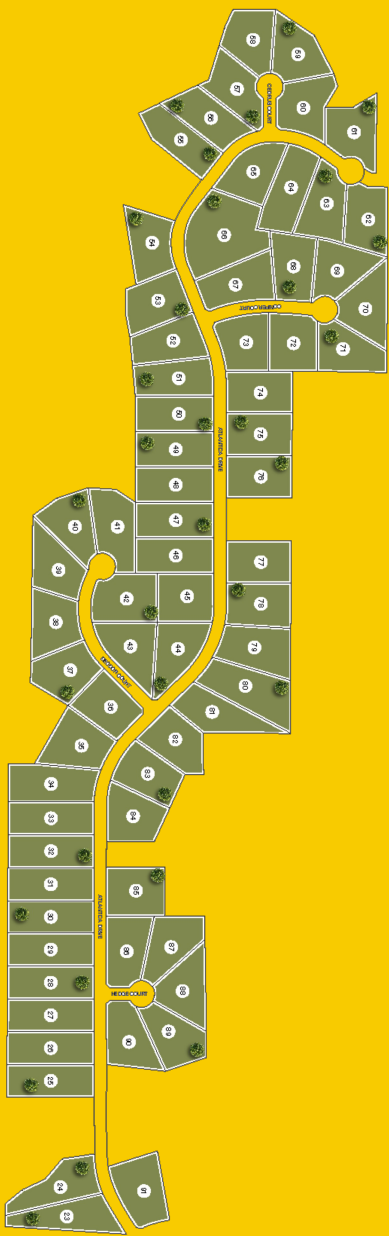
- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- HOA & Protective Covenants
- Side Entry Garages
- Approximately 1+acres per lot

\* Varies per Plan

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



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.

\*Base prices do not reflect options or applicable lot premiums  
These prices and features are accurate as of 2025-09-18 07:00 and subject to change thereafter.

