JEFF LINDSEY COMMUNITIES
Live your dream.



COWETA COUNTY, GEORGIA

LAMAR FARMS

FROM THE

700's

SALES CENTER
Lamar Smith Drive
Newnan, Georgia

HOURS OF OPERATION
Please contact us to schedule an appointment.

DIRECTIONS
From I-85 N, take exit 61 onto SR-74 toward Fairburn. In less than a mile, turn left onto Senoia Road toward Fairburn. Then, immediately turn left to merge onto I-85 S. In 9.7 miles, take exit 51 onto SR-154, McCollum-Sharpsburg Road. Keep right onto SR-154 North toward Palmetto. Continue straight for half a mile, and then turn left onto US-29. In 1.8 miles, turn right onto Cedar Creek Road. Drive for 2.3 miles, and then turn right onto Happy Valley Circle. In half a mile, you will have arrived to the development on Lamar Smith Drive.

Now selling in Newnan, Georgia, Lamar Farms is home to spacious 2-5 acre lots that provide the perfect setting for your dream home. Located within the Newnan High School district, this neighborhood offers a peaceful environment for families while still being conveniently close to Atlanta, Peachtree City, and downtown Newnan. Discover the ideal blend of privacy and accessibility in this prime location! Jeff Lindsey Communities offers 3% compensation to the selling broker. Please contact us with any questions you may have!

LISA JACKSON

770.616.9090
lisa@jlc.team

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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COWETA COUNTY, GEORGIA

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

PRIVATE: BENSON...
Base Price: **$712,900**
3,007 sqft 4 Beds 3 Baths



BRYANT A 90
Base Price: **$784,900**
3,635 sqft 4 Beds 4 Baths



GREYWELL A
Base Price: **$777,900**
3,662 sqft 5 Beds 4 Baths



HARPER A
Base Price: **$785,700**
3,832 sqft 5 Beds 4 Baths



HARRIS A
Base Price: **$703,900**
2,948 sqft 4 Beds 3 Baths



JORDAN A
Base Price: **$867,500**
5 Beds 5.5 Baths



MILLWOOD A
Base Price: **$732,900**
3,463 sqft 5 Beds 4 Baths



MURPHY A
Base Price: **$744,700**
3,695 sqft 5 Beds 3.5 Baths



PALMER A
Base Price: **$719,500**
3,223 sqft 4 Beds 3.5 Baths



SPRINGER A
Base Price: **$704,500**
2,765 sqft 4 Beds 3 Baths



STERLING A
Base Price: **$865,900**
5,291 sqft 5 Beds 5.5 Baths



SUTTON A
Base Price: **$724,900**
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 2026-11-08 08:00 and subject to change thereafter.

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

Lindsey Marketing Group

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WOODBURY A

Base Price: **$757,900**

3,702 sqft 4 Beds 3.5 Baths

SALES CENTER
Lamar Smith Drive
Newnan, Georgia

SALES CENTER ASSOCIATE
Lisa Jackson - 770.616.9090

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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
- 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 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, Wall Mounted Oven & Microwave, Vent Hood & Dishwasher
- Raised Panel or Shaker Cabinets with Soft Close and Knobs*
- Granite Countertops
- Decorative Tile Backsplash*
- Chef’s Pantry with Shelving Suite

MASTER SUITE

- Double Custom Vanities
- 5’ Tile Shower
- Nickel or Black Frameless w/ Header Shower Door
- Freestanding Tub & 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-30 Flat Ceilings

COMMUNITY EXCLUSIVE FEATURES

- Underground Utilities
- County Water & Septic Tanks
- FHA/VA Approved
- Protective Covenants
- Street Lights
- Approximately 3 acres per lot

* Varies per Plan

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

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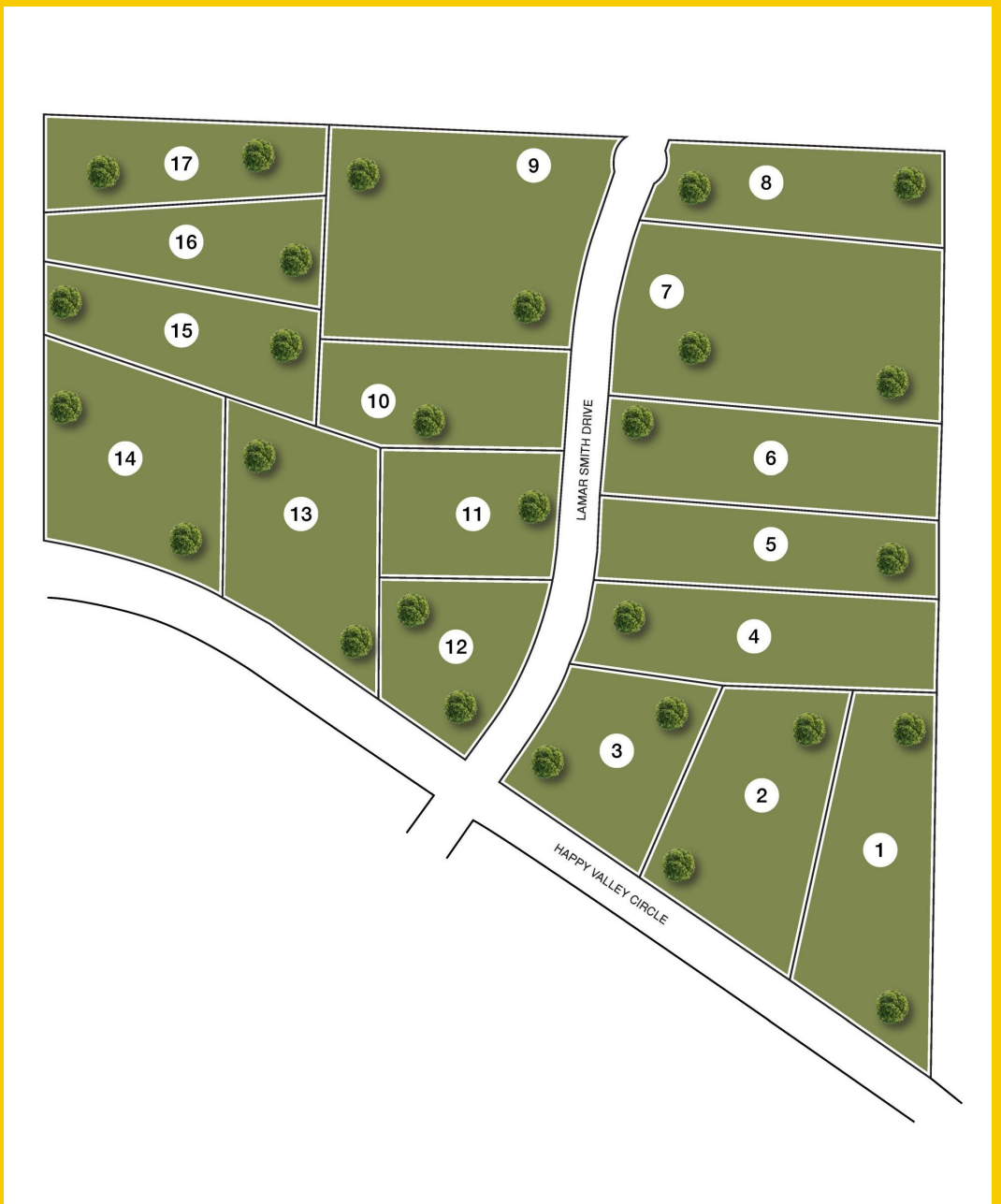
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COMMUNITY SITE **MAP**



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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